



Bridge Cottage, Muddiford, Barnstaple, Devon, EX31 4HA





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Guide Price £295,000

Set amongst generous stream bordered gardens is this detached 3 bedroomed stone faced and double fronted cottage with a wealth of charm and character, with ample parking and a large garage. Briefly the accommodation provides living room with feature fireplace, rear lobby with kitchen off, rear porch, inner lobby with bathroom off and 3 first floor bedrooms.

Muddiford is a popular North Devon village with a church , village inn, a regular bus service providing access to the Victorian town of Ilfracombe on the coast, or to Barnstaple to the South, being North Devon's regional centre having the areas main shopping, business and commercial venues.

In all, a rare opportunity to obtain a delightful character cottage in this popular residential area - your early internal inspection is advised to avoid disappointment!

# Bridge Cottage, Muddiford, Barnstaple, Devon, EX31 4HA

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Stream Bordered Gardens  
Oil Fired Radiator Central Heating  
PVC Double Glazing  
A Wealth Of Charm And Character  
Large Detached Garage  
Ample Parking  
Popular Village Location  
Feature Open Fireplace  
Delightful Cottage Gardens  
Inspection Advised!



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## Part Glazed Panelled Entrance Door

With a bullseye pane gives access to

## Living Room

21' 6" x 11' 0" (6.55m x 3.35m) 2 PVC double glazed windows to front elevation. Feature open fireplace to one end with bread oven and heavy beam over. TV aerial point, wall mounted thermostat for central heating system, wall light points, 2 radiators. Door to

## Rear Lobby

5' 4" x 5' 6" (1.63m x 1.68m) Velux window. Floor mounted Grant oil fired boiler with adjacent Honeywell control unit serving the domestic hot water and central heating systems. Door to

## Kitchen

11' 11" x 5' 4" (3.63m x 1.63m) PVC double glazed window to side elevation. Fitted cupboards with double drawer stainless steel sink unit over. Further fitted cupboards with a tiled worksurface over. High level consumer unit, electric cooker point, space and plumbing for washing machine, stone paved floor.

## Rear Porch

10' 6" x 4' 0" (3.20m x 1.22m) PVC double glazed window and door to exterior. Tiled floor. Door to

## Separate W/C

4' 0" x 2' 0" (1.22m x 0.61m) PVC double glazed window. Low level flush W/C, tiled floor.

## Inner Lobby

Staircase to first floor. Door to

### **Bathroom**

10' 9" x 5' 4" (3.28m x 1.63m) PVC double glazed window to 2 elevations. Freestanding bath, shower area with Gainsborough shower fitment with curtain and rail, pedestal hand basin, low level flush W/C, radiator.

### **First Floor Landing**

### **Bedroom One**

11' 8" x 9' 3" (3.56m x 2.82m) PVC double glazed window to front elevation. Airing cupboard with lagged hot water cylinder. Ceiling trap to loft space, radiator, exposed floorboards.

### **Bedroom Two**

11' 6" x 11' 8" (3.51m x 3.56m) PVC double glazed window to front elevation. Radiator, exposed floorboards.

### **Bedroom Three**

5' 11" x 10' 3" (1.80m x 3.12m) PVC double glazed window. Radiator, exposed floorboards.

### **Outside**

Access to the front of the property is via a metal entrance gate through a typical cottage garden. To the rear of the property vehicular access is gained through double wooden entrance gates to a parking/turning area and giving access to the garage. Adjacent to the garage is a workshop and there are 2 timber sheds. There are wisteria covered bordered lawned gardens with an adjacent pergola.

### **Garage**

24' 0" x 9' 0" (7.32m x 2.74m) With up and over door, power and lighting and a personal door to the rear.

### **SERVICES**

Services: Mains electric, water and drainage are available.

Council Tax Band: D.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

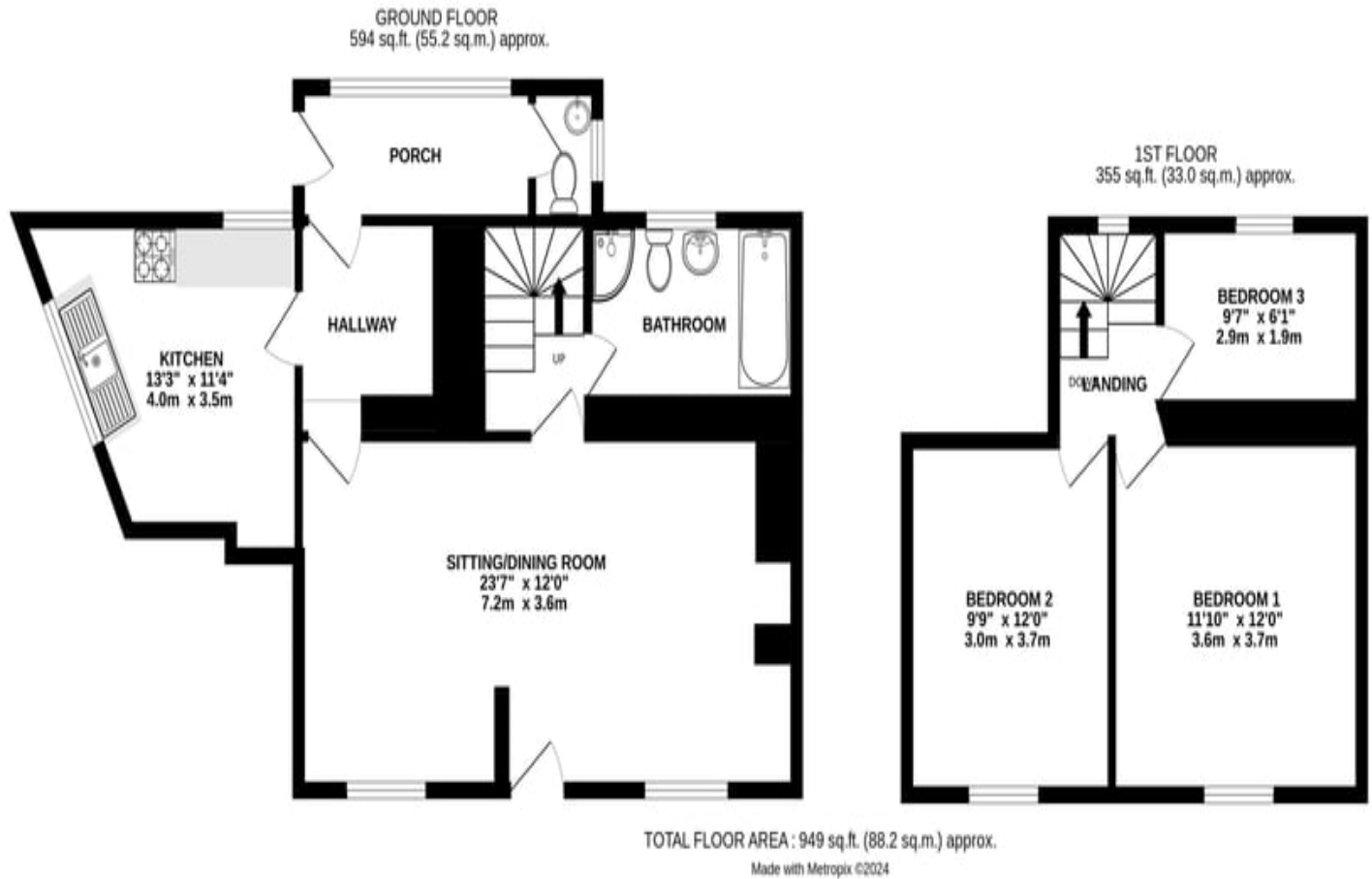
EPC Energy Rating: E.

### **DIRECTIONS**

From Barnstaple town centre depart in a Northerly direction on the A39 and proceed to Shirwell Cross where turn left and continue along this road into the village of Muddiford. On entering the village pass the Muddiford Inn on your right, and a church on your left. Bridge Cottage is then immediately on your left on the apex of a right hand bend and is identified by a for sale board.

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>73</b>
(54-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>49</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



