



2 Kewsland, Bishops Tawton, Barnstaple, Devon, EX32 0EX





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Guide Price £400,000

Despite being North Devon's longest established estate agent, the times we have visited the exclusive hamlet of Kewsland can be counted on the fingers of one hand! Partly this is due to the tiny number of properties within the hamlet, and also because it is someone that, once experienced, one longs to stay. Arguably the prettiest house in the hamlet, 2 Kewsland is the perfect example of a thatched Devonshire cottage, its historical importance underlined by its Grade 2 Listed status, with a tasteful extension providing a modern fitted kitchen, a sumptuous and comfortable sitting room with a stunning period oak screen separating the dining area. Completing the ground floor accommodation is a tasteful and stylish shower room. On the first floor are three well proportioned bedrooms, with the master bedroom having a characterful beamed ceiling. It is worth noting that, although the cottage would make a perfect holiday home or main residence, the current owners operate the property as a lucrative holiday let, with great demand and many repeat visitors.

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Stunning Character Thatched Cottage
Rarely Available Hamlet Location
Well Proportioned Three Bedroom Accommodation
Modern Fitted Kitchen And Shower Room
Delightful Cottage Gardens
Ideal Main Residence Or Second Home
Currently A Lucrative Holiday Let
No Onward Chain
Grade II Listed
Viewings highly recommended



Front Door To Entrance Hallway

Kitchen

9' 9" x 14' 5" (2.97m x 4.39m)

Dining Room

13' 2" x 8' 6" (4.01m x 2.59m)

Lounge

16' 5" x 23' 11" (5.00m x 7.29m)

Bathroom

8' 6" x 5' 7" (2.59m x 1.70m)

Stairs To First Floor Landing

Bedroom One

16' 5" x 7' 7" (5.00m x 2.31m)

Bedroom Two

9' 9" x 8' 3" (2.97m x 2.51m)

Bedroom Three

9' 10" x 7' 8" (3.00m x 2.34m)

Outside

The gardens at 2 Kewsland are a particular joy being laid mainly to lawn with mature hedge boundaries providing a high degree of privacy. There are a number of seating areas within the garden, each offering its own charm, and a high degree of seclusion. The rear garden is perfectly proportioned to the cottage itself and is a wonderful space in which to look back and contemplate the cottage itself, in all its picture postcard perfection. To the front is a lawned garden area with ample off road parking.

SERVICES

Services: Mains water, septic tank drainage.

Council Tax Band: C.

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

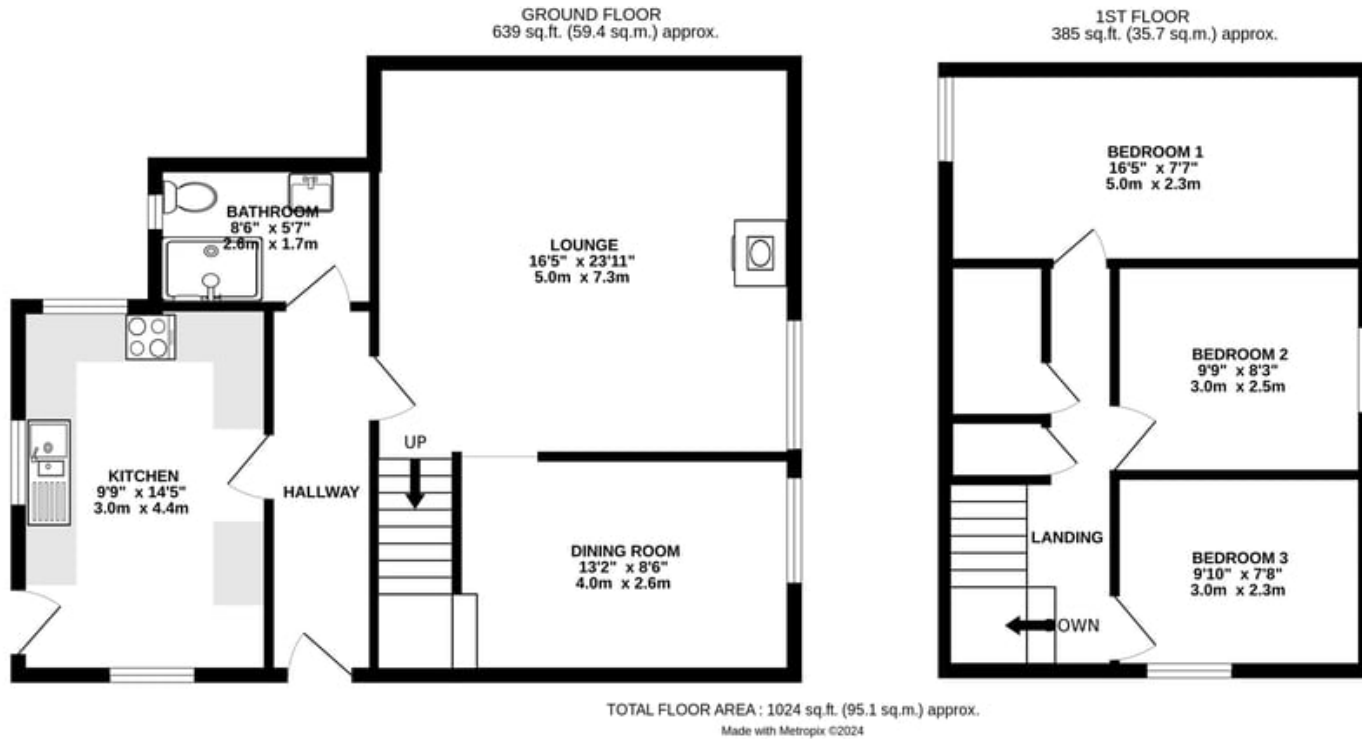
EPC Energy Rating: E.

DIRECTIONS

Leaving Barnstaple via Newport, at the roundabout with the A39 continue straight over and pass through the village of Bishops Tawton following the A377. At Newbridge bear left and continue along the country road which will lead to Kewsland. Sat Nav will guide you successfully to the cottage using the postcode EX32 0EX as the reference.

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-54)	E		
(21-38)	F	41	
(1-20)	G		56
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



