



Shorts Cottage Tawstock, Barnstaple, Devon, EX31 3HZ







## Shorts Cottage Tawstock, Barnstaple, Devon, EX31 3HZ

### Guide £550,000

Shorts Cottage is a unique 16th Century Grade II listed detached cottage, situated within the desirable location of Tawstock. The property has been in the same family for nearly 100 years and has evolved into the fabulous home it is today. It has been sympathetically extended and refurbished, whilst retaining all the character features you would hope to find. The solid black oak original entrance door gives a real feeling of stepping back in time. It offers a perfect fusion of historic charm and modern day requirements. Many of the rooms are double aspect and the raised roof has provided additional head height and light to flood in. There is private off road parking for two cars, along with beautiful countryside views to be enjoyed from most areas of the cottage. As well as the style and accommodation, one of the properties attractive features is its beautiful mature garden. The current owner is a gardening enthusiast and has painstakingly designed and nurtured the grounds into a gardener's dream! Set in approximately 1/3 acre, there is an abundance of shrubs, plants, flowers and trees, along with landscaped lawns, vegetable plot and seating areas which take in the lovely open views.

The accommodation briefly comprises of a lounge with wood burner, dining room, spacious kitchen/breakfast room, large conservatory, utility room, shower room, three double bedrooms and lovely bathroom with roll top bath. If you are looking for that 'Chocolate Box' character cottage, complete with rose lined picket fence, this is it!

Tawstock is a desirable area to live in, offering its own Primary School, feeling rural yet offering the convenience of being two miles away from Barnstaple Town Centre. Barnstaple Town Centre offers an excellent range of amenities including both local and national high street shops, banks and leisure facilities, including cinema, theatre and leisure centre, and the North Devon District Hospital just on the periphery of the town. The North Devon Link Road (A361) is also convenient and offers a fast route to the M5 at Junction 27 (Tiverton) and the Motorway Network beyond. An excellent bus service operates between Barnstaple and surrounding towns with further connections beyond. A national mainline railway line links Barnstaple with Exeter St. David's, with further connecting services to London and beyond, and to Exeter Central for the excellent shopping facilities. Exeter International Airport is situated at Clyst Honiton, East Devon, just 5 miles from Exeter City and 5 minutes from the M5 motorway (Junction 29) offering both scheduled and holiday charter flights within the UK, Europe and beyond.



# Shorts Cottage Tawstock, Barnstaple, Devon, EX31 3HZ

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16th Century Detached Cottage  
Grade II Listed  
Idyllic Location  
Set within approx. 1/3 of an acre  
Sympathetically Refurbished  
Full of charm and character features  
Wonderful Views  
2 Reception Rooms  
Kitchen/Breakfast Room  
Conservatory  
Three Double Bedrooms  
Utility Room  
Bathroom and Separate Shower Room  
Lovely Garden  
~~Only 2 Miles to Barnstaple~~



## Ground Floor

### Lounge

4.68m x 3.87m (15' 4" x 12' 8")

Original 16th Century black oak entrance door, windows to front and side elevations, fireplace with wood burner inset, radiator, fitted carpet, double doors leading to kitchen and opening leading to;

### Dining Room

4.86m x 2.99m (15' 11" x 9' 10") (Max)

Windows to front and rear aspect, stairs to first floor, radiator, fireplace alcove, fitted carpet, door to;

### Utility Room

2.79m x 2.09m (9' 2" x 6' 10")

Window to side aspect Belfast sink, range of fitted cupboards, space and plumbing for washing machine, wall mounted gas fired boiler, space for fridge/freezer, tiled flooring, door to shower room.

### Shower Room

1.90m x 2.03m (6' 3" x 6' 8")

Double glazed window to side aspect, WC, hand basin with fitted cupboard below, radiator, shower cubicle, tiled flooring, door to rear garden, extractor.

### Kitchen / Breakfast Room

7.80m x 2.46m (25' 7" x 8' 1")

Wood framed double glazed windows to rear aspect, dining area, bespoke fitted kitchen, range of cupboards and drawers, space for Range cooker with extractor over, ceramic 1 and a half bowl sink with draining board, built in dishwasher and fridge, solid wood work tops, solid oak flooring, stable style door leading to conservatory.



## Conservatory

5.16m x 3.05m (16' 11" x 10')

Built approx. 12 years ago, this is a great all year round living space, double glazed window units, double glazed double doors and single door leading to garden, radiator, varnished wooden flooring, beautiful views over the garden and countryside beyond.

## First Floor

### First Floor Landing

Fitted carpet, fitted cupboard, loft hatch.

### Bedroom One

4.59m x 2.87m (15' 1" x 9' 5")

Double aspect room, with windows to front and side elevations, radiator, fitted carpet.

### Bathroom

2.66m x 2.63m (8' 9" x 8' 8")

Wood framed double glazed window to rear aspect, lovely views, roll top bath with mixer tap and shower attachment, pedestal hand basin, WC, radiator, towel radiator, vinyl flooring.

### Bedroom Two

4.50m (Max) x 2.61m (14' 9" x 8' 7")

Two double glazed wood framed windows, countryside views, double fitted wardrobe unit, radiator, fitted carpet.

### Bedroom Three

4.78m (Max) x 2.59m (15' 8" x 8' 6")

Windows to front and side aspect, radiator, fitted cupboard, fitted carpet.

## Outside

To the front of the property is private off road parking for two vehicles. A gated pathway leads to the entrance door and a gate to one side of the property leads to the garden.

The photos show it all, but there is a beautiful mature and landscaped garden offering an abundance of shrubs, plants, flowers and some more mature trees. There are seating areas, garden shed, greenhouse and ideal vegetable plot and fruit tree area. The garden takes full advantage of the wonderful open countryside views.

## Property Facts

Vendor Position - No onward chain.

Age of Property - 16th Century

Grade II Listed

Nearest Town: Barnstaple 2 Miles

Nearest Primary School: Tawstock (Excellent Ofsted Rating) & is one of two thatched Schools in England.

Newest Secondary School: Barnstaple

Nearest Health Centre: Barnstaple

Bideford: 9 Miles

Exeter: 42 Miles

## SERVICES

Mains connected Gas, Electric and Water. Private Septic Tank.

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 N/A - Grade Two Listed.

## DIRECTIONS

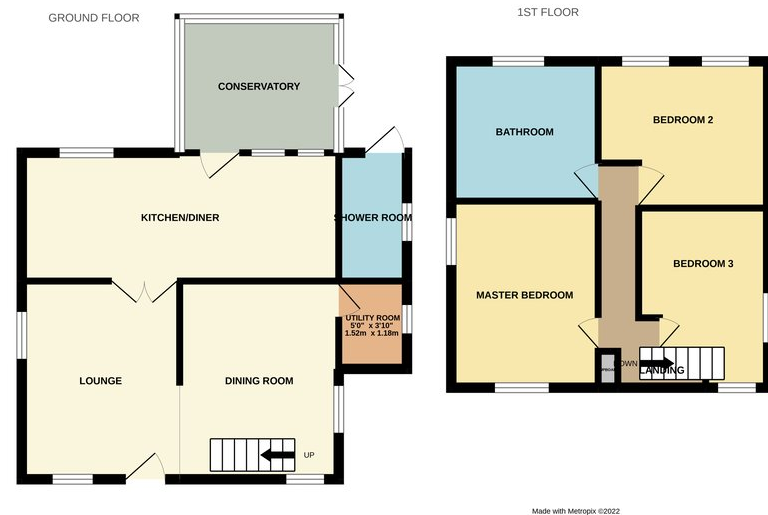
From Barnstaple Town Centre, travel over the bridge and continue up Sticklepath Hill. Turn left signposted Lake and Tawstock. Follow road to bottom and then continue up hill following sign to Tawstock. Stay on this attractive country road, passing through Lake. After approximately 1/2 mile you will enter Tawstock. The property can be clearly seen on your right hand side, just before the centre of the village.

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