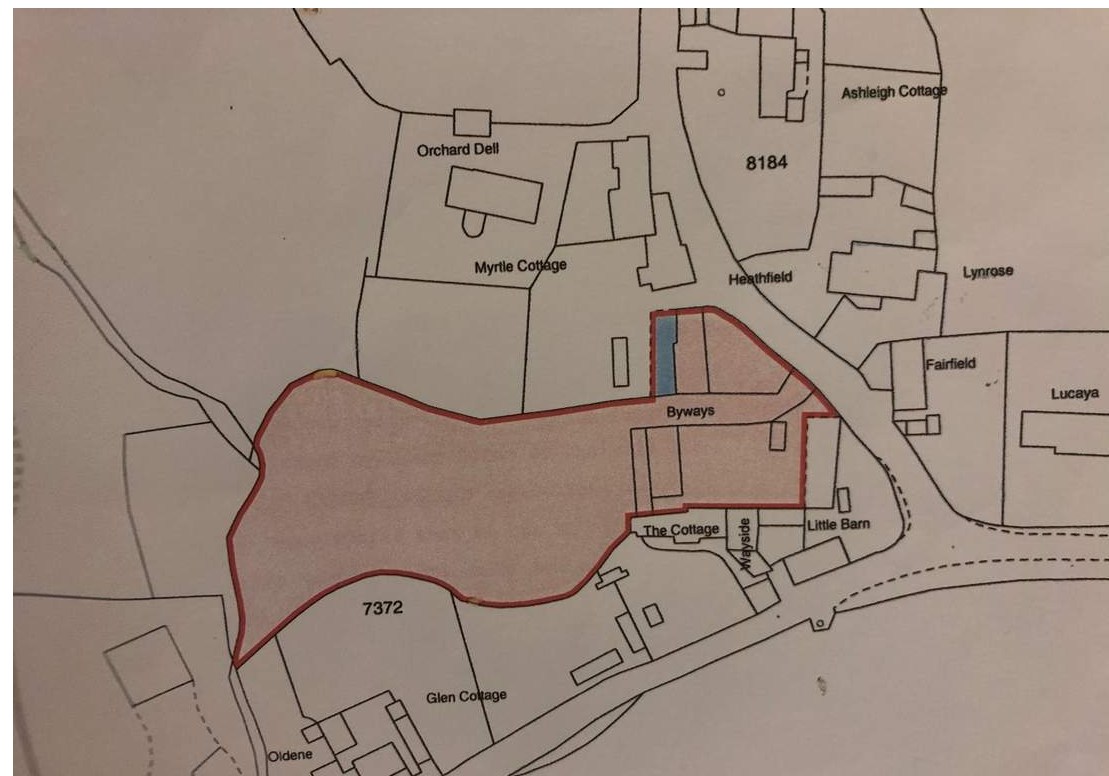


Byways Eastacombe, Barnstaple, Devon, EX31 3NU







## Byways Eastacombe, Barnstaple, Devon, EX31 3NU

O.I.R.O £600,000

Byways is a picture postcard detached 18th Century cottage, situated within the desirable Hamlet of Eastacombe and is only 3 miles away from Barnstaple Town. The property has served as a wonderful family home for the past 43 years, so it is a rare opportunity in the market place. The cottage is full of charm and character features and benefits from pretty mature gardens, along with an orchard to the rear of the plot, believed to total approx. one acre. A five bar gate gives access to the extensive parking area and a detached single garage with potting shed off it. Within the grounds is a substantial detached storage shed/workshop 13.7M X 6.52M, along with an attached lean to, W/C and wood store. The workshop is currently divided into two areas and offers a variety of purposes and could be developed further to suit applicants requirements. The accommodation itself is spacious and versatile, including a large entrance hall/study area, cosy lounge with inglenook fireplace, sitting room, kitchen/diner with Rayburn, utility room and ground floor W/C. The first floor offers a family bathroom and four good sized double bedrooms.

Eastacombe is quiet picturesque Hamlet, situated in the valley of the River Taw surrounded by beautiful countryside. It is surprisingly convenient, being just 3 miles from Barnstaple town centre and only a mile and a half to Sainsbury's and the Roundswell Retail Park. As the Regional centre, Barnstaple houses the area's main business, commercial, leisure and shopping venues as well as access to the North Devon link road where Junction 27 of the M5 Motorway can be reached in about 45 minutes. Tiverton Parkway offers a fast and efficient service of trains to London Paddington in just over 2 hours. North Devon's famous surfing beaches and coastal resorts at Croyde, Instow, Saunton, Westward Ho! and Woolacombe are all within easy reach as is the Cornish border and Exmoor.



# Byways Eastacombe, Barnstaple, Devon, EX31 3NU

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Detached Character Cottage  
Picturesque Hamlet Location  
One Acre Orchard  
Mature Gardens  
Two Reception Rooms  
Four Double Bedrooms and Family Bathroom  
Kitchen/Diner with Rayburn  
Utility Room and Ground Floor W.C  
Detached Garage and Parking for Several Cars  
Large Detached Storage Outbuilding/Workshop 13.7M X 6.5M



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## Ground Floor

### Entrance Hall

5.62m x 2.09m (18' 5" x 6' 10")

Large Entrance door with glazed panelled window to rear aspect, meter cupboard, tiled flooring, doors off to Principal rooms, electric heater.

### Lounge

4.26m x 4.41m (14' 0" x 14' 6")

Triple aspect room, Inglenook fireplace with Flagstone hearth, two window seats, electric heating, fitted carpet.

### Sitting Room

4.87m x 3.77m (16' 0" x 12' 4")

Double aspect, door leading to Staircase, brick fireplace with Cast iron T.Lake and Co Odley with working fire. Fitted cupboards providing book space, exposed beams, fitted carpet.

### Kitchen / Diner

5.17m x 3.84m (17' 0" x 12' 7")

Double aspect, fitted cupboards and drawers, sink with two draining boards, slate work surface area, oil fired AGA providing hot water and heating, tiled flooring, space for table and chairs.

### Utility Room

4.86m x 1.61m (15' 11" x 5' 3")

Triple aspect door to front Garden opening through, to rear lobby, Belfast sink with fitted cupboards below, tiled flooring, space and plumbing for washing machine, work surface area with fitted cupboards below.

### Rear Lobby

2.87m x 1.89m (9' 5" x 6' 2")

Door to side Garden and parking area, cloak space, space for tall fridge/freezer, tiled flooring.

### Cloak Room

1.57m x 0.78m (5' 2" x 2' 7")

Window to side aspect, W.C, hand basin, tiled flooring.



# First Floor

## First Floor Landing

Window to rear aspect, electric heater, access to loft, airing cupboard, fitted carpet.

## Bedroom One

4.48m x 3.61m (14' 8" x 11' 10")

Window to front aspect with window seat, fitted closet, fitted carpet.

## Bedroom Two

3.65m x 3.24m (12' 0" x 10' 8")

Double aspect, fitted carpet, view over front garden.

## Bedroom Three

3.55m x 3.09m (11' 8" x 10' 2")

Window to front aspect, view over front garden, fitted carpet, window seat.

## Bedroom Four

2.82m x 3.06m (9' 3" x 10' 0")

Window to front aspect, window seat, fitted carpet.

## Bathroom

2.68m x 1.93m (8' 10" x 6' 4")

Opaque window to side aspect, bath with wall mounted shower over W.C, hand basin with fitted cabinet below.

## Outside

To the front of the property is a gated pathway which leads to the main entrance, along with a pretty cottage garden. A five bar gate leads to an extensive parking area and detached single garage with potting shed off it. To the side of the property is a good sized mature garden, along with patio area that gives access to the side lobby. Leading off the patio area is a substantial detached storage shed/workshop that offers a variety of purposes. The total size is approx. 13.7M X 6.52M but currently there is a wall dividing the two areas. There is also an additional lean to off the shed, along with a useful wood store. To the rear of the cottage is a separate lawn garden area allowing access for maintenance and the possibility to extend into, subject to the necessary building and planning consents being granted. As well as the attractive cottage gardens, to the rear of the plot is an orchard, where some pleasant outlooks can be enjoyed. The orchard is believed to total approx. one acre.

## Storage Shed/Workshop. Section One

6.66m x 6.52m (21' 10" x 21' 5")

Double doors to side access, dividing wall and door to area two, window to front and side aspect,

## Storage Shed/Workshop. Section Two

7.05m x 6.52m (23' 2" x 21' 5")

Windows to front and side aspect, electric lighting and power.

## Lean To

13.7m x 2.56m (44' 11" x 8' 5")

Divided into two areas off workshop wall, electric, windows and door to rear aspect. A block wall divides a sink & W/C. There is also a useful wood store at the end of the lean to.

## Property Facts

Vendors status. Vendors have found a property to purchase

Age of property. Parts date back to 1760.

Is is listed? No.

Size of property. Approx. 1420 SQ FT.

Direction. East Facing.

Barnstaple. 3 Miles.

Nearest Primary School. Holywell. Tawstock.

Nearest Secondary School. Park or Pilton.

Nearest Medical Centre. Fremington.

## SERVICES

Mains Services. Electric and water. Oil fired Rayburn providing hot water and cooking. Septic tank shared with neighbour.

## DIRECTIONS

From Roundswell roundabout, travel straight over roundabout and follow road signposted Newton Tracey. Continue following road and as the road narrows just before it bends to the right, turn left following the signpost to Eastacombe. Follow the country road into the centre of Eastacombe and the property will be found on your right hand side.

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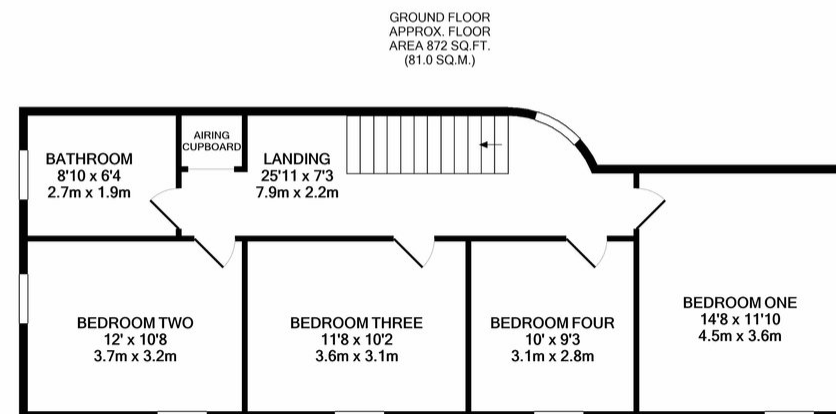
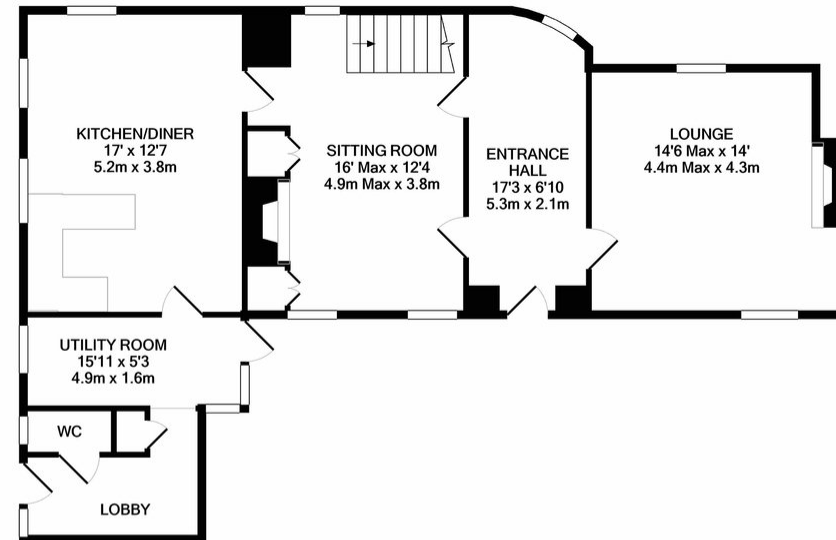
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	32	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



TOTAL APPROX. FLOOR AREA 1624 SQ.FT. (150.9 SQ.M.)  
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