



## NORTHLEIGH COTTAGE

NORTHLEIGH HILL, GOODLEIGH, BARNSTAPLE, DEVON, EX32 7NR

JACKSON-STOPS 

---

## NORTHLEIGH COTTAGE

NORTHLEIGH HILL, GOODLEIGH, BARNSTAPLE, DEVON, EX32 7NR

A SPACIOUS, WELL-PRESENTED COTTAGE IN A HIGHLY SOUGHT AFTER RURAL, YET ACCESSIBLE LOCATION WITH GARDENS OF AROUND 0.4 OF AN ACRE



---

### DISTANCES (approximate)

GOODLEIGH VILLAGE/PUB 0.5 MILE

BARNSTAPLE 3 MILES

EXMOOR NATIONAL PARK 7 MILES

SAUNTON BEACH 11 MILES

---

### SUMMARY

- Highly convenient, yet tranquil position
- Unique detached character residence
- Well-presented accommodation
- Four double bedrooms
- Two bath/shower rooms
- Wonderful countryside views
- Double garage and off road parking
- About 0.4 of an acre
- No onward chain



---

## LOCATION

The property enjoys a tranquil position in a small rural hamlet, enjoying countryside views over the valley to the rear. The hamlet of Northleigh is situated just to the north of Goodleigh, which is a thriving village and benefits from a popular pub and a primary school.

This charming cottage stands in rural surroundings, yet is conveniently situated within easy access of the fantastic range of amenities at the regional centre of Barnstaple, as well as the stunning sandy beaches and dramatic North Devon coastline and Exmoor National Park. There are a number of world renowned and award-winning beaches close by, the closest being situated about 11 miles away at Saunton, with an adjoining championship golf course, with further beaches available at Croyde, Putsborough and Woolacombe.

Exmoor National Park is around 7 miles away, with excellent opportunities for hunting, shooting fishing and walking upon the miles of undulating moors and pastureland, bisected by streams and rivers running down through deep wooded combs and valleys to the rugged coastline. The regional centre of Barnstaple is easily reachable by car, being around 3 miles away, and offers all the area's main business, commercial, leisure and shopping venues.

---

## COMMUNICATIONS

The area can be accessed from Junction 27 of the M5 Motorway, and along the A361 North Devon Link Road, which leads onto the A39 Atlantic Highway. The nearest train station is located at the regional centre of Barnstaple, which connects to Exeter, where there are regular mainline rail services to London (Paddington) in just over 2 hours. Junction 27 of the M5 Motorway and network beyond, along with Tiverton Parkway Mainline Railway Station which offers fast and frequent trains to London, are both just under an hour's drive away.

---

## THE PROPERTY

This is an opportunity to acquire a detached character cottage in this superb tranquil, yet highly convenient location. The property has been the subject of extensive refurbishment by the current vendors, and now provides spacious light and airy accommodation enjoying countryside views over the surrounding valley to the rear.

At present, it boasts four double bedrooms with two bath/shower rooms. A particular feature of this super property is the excellent family orientated kitchen / dining room, which benefits from bi-folding doors which open onto a large adjacent terrace, again, enjoying the superb views on offer.

The property also offers a good sized garden of around 0.4 of an acre, ample off road parking and a double garage. Available to the market with no ongoing chain, the agents have no hesitation in recommending a full early inspection to fully appreciate the accommodation on offer.

The accommodation, with approximate dimensions more clearly identified on the accompanying floorplans, comprises:  
Front door leads to **Entrance Hall** Stairs rise to the first floor landing.  
**Utility / Boot Room** Belfast sink. Space for washing machine and tumble dryer. Access to the rear courtyard. Storage cupboard. **Shower Room** Comprising low level WC, pedestal wash hand basin and shower.



Chrome heated towel rail. **Sitting Room** Windows to the front elevation. Exposed beams. Wood burning stove on a slate hearth with exposed brickwork. Opens to **Kitchen / Dining Room** A stunning dual aspect room with bi-folding doors opening onto the adjacent terrace, which enjoys superb countryside views. **Kitchen Area** Comprising a range of base units with single drainer stainless steel sink unit set into roll top work surfaces. Island unit with storage below. Space for American style fridge freezer, dishwasher and range cooker with extractor hood over (available by separate negotiation). **Workshop / Study** Access to the courtyard. Cupboard housing oil fired boiler. **First Floor Landing** Window to the rear elevation. Hatch access to loft space. **Bedroom 2** A dual aspect room. **Family Bathroom** Comprising low level WC, tongue and groove panelled bath, vanity wash hand basin and a shower cubicle. Chrome heated towel rail. **Bedroom 1** A dual aspect room enjoying far reaching countryside views. **Bedroom 3** Window to the front elevation. **Bedroom 4** Window to the side elevation.

---

## OUTSIDE

The property is approached via a quiet country lane which leads to off road parking for three vehicles. **Double Garage** Electric up and over door and power and light connected. At present, one of the garage doors has been removed to create a store / gym.

A pedestrian gate then gives access to the property and gardens which surround the property. There is a large terrace adjacent to the property of Indian limestone, which is the perfect place for entertaining and al-fresco dining and enjoying the countryside views on offer.

Steps then lead up to a raised decked area, where there is a hot tub (available by separate negotiation) which enjoys fantastic views over the valley, and is the perfect place from which to enjoy the sun set. The gardens are mainly laid to lawn with mature trees, and in total, amount to around 0.4 of an acre.

## NORTHLEIGH COTTAGE, NORTHLEIGH HILL, GOODLEIGH, BARNSTAPLE, DEVON, EX32 7NR

### PROPERTY INFORMATION

**Services:** Mains electricity and water. Private drainage (septic tank). Oil fired CH.

**EPC Rating:** F.

**Local Authority:** North Devon District Council, Lynton House, Commercial Road, Barnstaple. EX31 1DG. Tel. 01271 327 711.

**Contents, Fixtures and Fittings:** Only those mentioned within this brochure are included in the sale. All others, such as carpets, curtains, light fittings, mirrors, garden ornaments etc are specifically excluded, but may be available by separate negotiation.

**Viewing:** By appointment with Jackson-Stops, North Devon 01271 325 153.

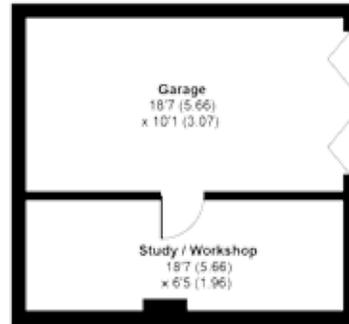
**For sale by private treaty with vacant possession on completion.**

### DIRECTIONS

**(Please do not use Satnav to find the property, but use the following directions)**

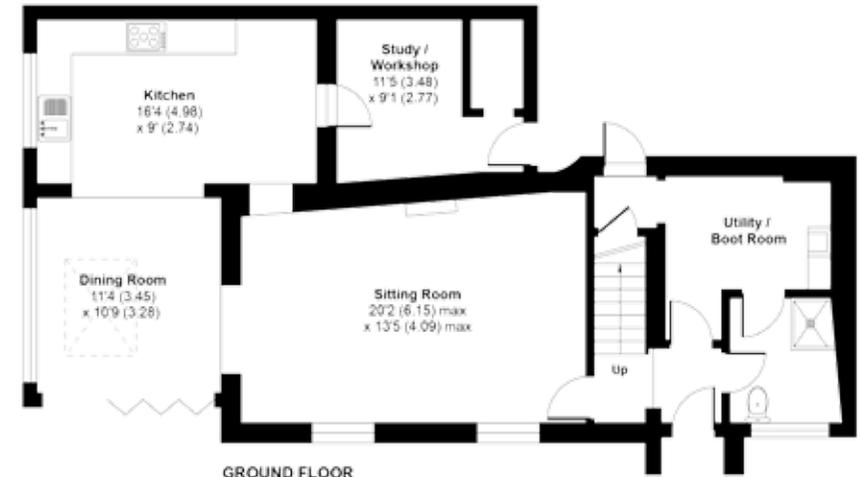
From Barnstaple town centre, with our office on your left hand side, proceed around the corner into Bear Street, and continue to the traffic lights. Continue straight across at the crossroads, following the signpost towards Goodleigh and Bratton Fleming. Stay on this road leaving Barnstaple, and after a short distance, turn right signposted towards Goodleigh. Proceed along this road passing through the village of Goodleigh, and after passing the pub on your right hand side, turn left signposted towards Northleigh and Chelfham. Continue up this country lane for about 0.3 of a mile (until reaching a sharp right hand turning at Northleigh Butts Cross), then turn left and proceed for a short distance where the property will be situated on the left hand side, with For Sale board clearly displayed.

Approximate Area = 1814 sq ft / 169 sq m  
Including Limited Use Area(s) = 14 sq ft / 1 sq m  
Outbuilding = 119 sq ft / 11 sq m  
Total = 1947 sq ft / 181 sq m



OUTBUILDING

Denotes restricted head height



NB. This Floor Plan is for illustrative purposes only. All dimensions are approximate.

**Important Notice:** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

NORTH DEVON

01271 325 153

northdevon@jackson-stops.co.uk  
jackson-stops.co.uk

OnTheMarket.com

rightmove



JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910