



VENWOOD COTTAGE

MILLTOWN, MUDDIFORD, BARNSTAPLE, DEVON, EX31 4HG

JACKSON-STOPS 

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SITTING IN AN ELEVATED POSITION, ENJOYING VIEWS OVER THE VALLEY AND SURROUNDING COUNTRYSIDE IS THIS WELL-PRESENTED, FOUR BEDROOM DETACHED RESIDENCE



DISTANCES

BARNSTAPLE - 5 MILES

CROYDE / WOOLACOMBE BEACHES
- 9 MILES

EXMOOR NATIONAL PARK - 8 MILES

M5 MOTORWAY - 40 MILES

(DISTANCES ARE APPROXIMATE)

ACCOMMODATION

- Elevated position with far reaching views
- Well-presented accommodation
- Two reception rooms
- Four bedrooms
- Good sized terraced garden enjoying wonderful views
- Ample off road parking
- Garage
- No onward chain

LOCATION

The property is situated on the outskirts of the village of Muddiford and Milltown, set back from a no through road, enjoying views over the valley, surrounding countryside and woods beyond. The village itself benefits from an excellent public house and a church, as well as woodland walks nearby (walking permits are available).

There is easy access to the regional centre of Barnstaple, about 5 miles away, which offers a fantastic range of amenities, leisure pursuits and an extensive range of business and commercial venues. The property also enjoys easy access to the North Devon District Hospital, which is located on the edge of Barnstaple, around 3.5 miles away.

To the north is Exmoor National Park, which is renowned for its undulating moorland and pasture bisected by rivers and streams, running down through deep wooded combs to the spectacular North Devon Coastline. There is an array of country pursuits available locally including walking, hunting,

shooting and fishing. The stunning North Devon Coastline is also easily accessible with world-renowned surfing and sandy beaches at Croyde and Woolacombe, both within 9 miles.

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. Alternatively, Tiverton Parkway Mainline Railway Station is about an hour's drive away, which connects to London and beyond.

THE PROPERTY

The property is situated in the highly convenient village of Milltown and Muddiford, in an elevated position enjoying far reaching views over the surrounding valley with the countryside and woods beyond. This charming cottage offers well-presented characterful accommodation with two reception rooms and four first floor bedrooms.

It is thought the property could suit a variety of potential uses including as a main family home, or equally as second home / holiday let investment. There are also splendid gardens which are terraced, and offer a variety of private seating areas from which to enjoy the superb views on offer. There is a greenhouse, various fruit trees, a fruit cage and treehouse, as well as ample off road parking for several vehicles and a good sized garage that also offers further potential (STPP) for a variety of uses.

This delightful property is offered to the open market with no ongoing chain, and the agents have no hesitation in recommending a full internal inspection.

The accommodation, with approximate dimensions more clearly identified on the accompanying floorplan, comprises:

Front door leads to:

Entrance Hall Exposed beams. Stairs rise to first floor landing. Useful under stairs storage cupboard.

Dining Room Window to the front elevation enjoying views over the valley. Exposed beams. Steps lead to:

Sitting Room Window to the front elevation enjoying views over the valley and countryside beyond. Inglenook fireplace with wood burning stove set on a brick and slate hearth. Exposed beams.

Kitchen Comprising a range of matching wall and base units with single drainer stainless steel sink unit set into roll top work surfaces

with space for American style fridge freezer. Integrated double oven with five ring LPG hob. Exposed beams and lintels.

Conservatory With wonderful views over the valley and surrounding countryside. Exposed tiled floor. French doors lead to the front garden.

Utility Roll top work surfaces with space for washing machine, tumble dryer and freezer. Floor standing oil fired boiler providing domestic hot water and central heating.

Rear Porch Door giving access to the garden.

First Floor Landing Window to the rear elevation. Hatch access to loft space. Airing cupboard.

Bathroom Comprising low level WC, pedestal wash hand basin and shower cubicle and a deep roll top bath. Obscure window to the side elevation. Chrome heated towel rail.

Bedroom 1 Window to the front elevation overlooking the valley and surrounding countryside. Exposed beams. Vanity wash hand basin.

Bedroom 2 Window to the front elevation overlooking the valley and countryside beyond.

Bedroom 3 Window to the front elevation overlooking the valley and countryside.

Bedroom 4 This room is currently used as a study. Velux window. Built in shelving.

OUTSIDE

To the front of the property, there is a small terraced garden, which enjoys views over the valley. There is also a garage with metal up and over door, power and light connected and a small mezzanine storage area. In front of the garage, there is parking for one vehicle, and on the opposite side of the access lane, there is further off road parking for approximately three vehicles.

To the side of the property is a walled patio garden and an outside WC. From this area, steps lead up to the rear garden, which is terraced and has various seating areas, including a lawned section, all of which enjoy the superb views on offer across the valley. There is also a good sized greenhouse, timber garden shed, further potting shed, a treehouse with fireman's pole and a fruit cage.

Throughout the garden, there are lovely views and a range of mature plants, trees and shrubs including some apple and pear trees. The property also owns a detached metal shed, which is situated just off the access lane to the property, on the right hand side, which provides useful extra storage.



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TOTAL APPROX. FLOOR AREA 1639 SQ FT / 152 SQ M
(INCLUDES GARAGE)

PROPERTY INFORMATION

Services Mains electricity and drainage. Oil fired central heating. Double glazed. Solar panels providing an income, with the tariff ending in 2035.

EPC: Band D

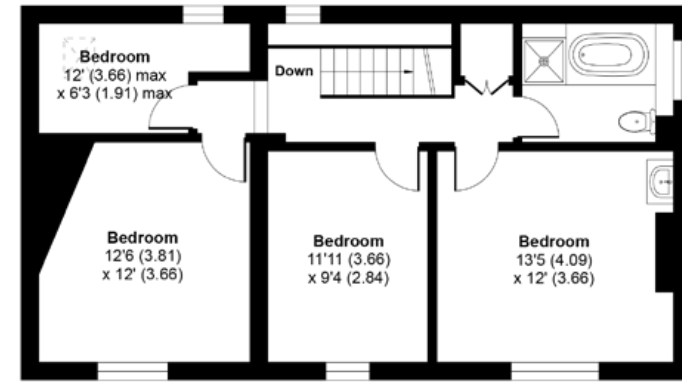
Local Authority North Devon District Council – 01271 327711.

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.

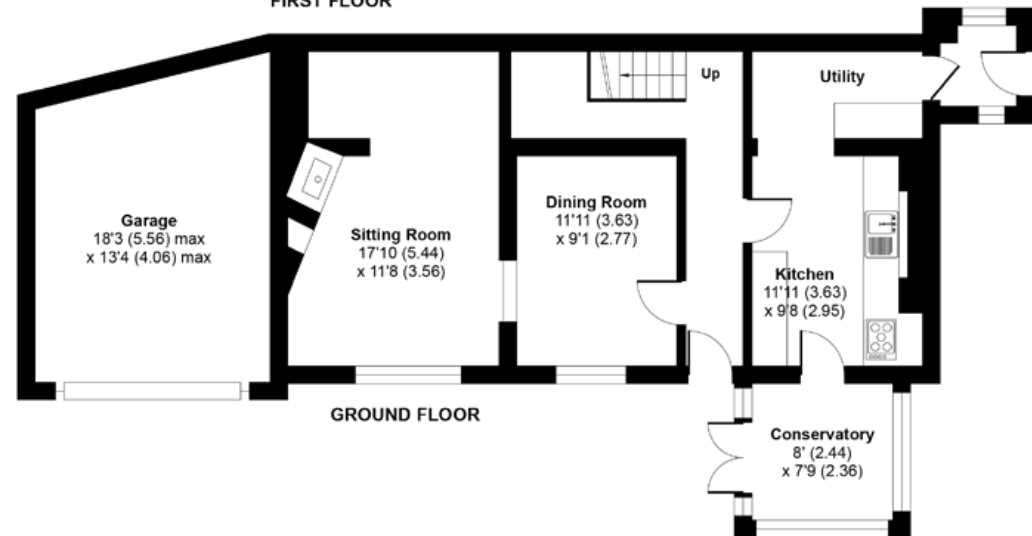
Directions From Barnstaple, follow signs for the A39 towards Lynton until reaching the roundabout at North Devon District Hospital. Continue straight across, and after a short distance, take the left hand turning signposted towards Muddiford on the B3230. Follow this road until you enter the village of Muddiford. Continue through the village, and after the pub, take the third left hand turning, and proceed up the hill, bearing around to the right. As the road bears sharply to the left, the property will be found on the right hand side, with the parking situated on the left hand side (you are advised not to stop on the corner, as the road bears around to the left due to the steepness of the hill).

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

For sale by private treaty with vacant possession upon completion.



FIRST FLOOR



GROUND FLOOR

Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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

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