Directions

From Barnstaple proceed on the A361 to Braunton and continue to the centre of the village. At the traffic lights and crossroads continue ahead signposted to Ilfracombe and proceed through the village of Knowle. Continue on, passing the first turning signposted to West Down, proceed ahead towards the second turning to West Down at Dean Cross, from here continue for approximately a further half a mile where you will see a signpost clearly displayed 'Trimstone' here turn left, follow this quiet country lane for approximately a quarter of a mile passing Trimstone Manor where shortly thereafter you will the property set up on the right hand side.

Looking to sell? Let us value your property for free!

Call 01271 814114

or email braunton@phillipsland.com

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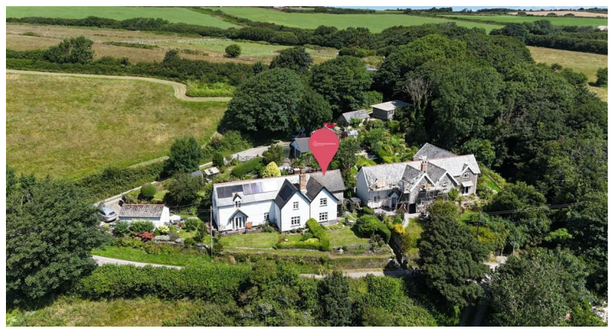

Well Presented Charming Cottage 'Semi Rural Location'

3 South View Cottages, Trimstone, West Down, Ilfracombe, North Devon, EX34 8NR

£450,000
Guide Price

- Charming Character Cottage
- 3 Bedrooms
- Well Stocked Attractive Gardens
- Semi Rural Position
- 27' Kitchen Diner
- Large Double Garage/Workshop
- Charm & Characterful Features
- Conservatory
- EPC: Band F

Phillips Smith & Dunn are delighted to offer to the market this very well presented and deceptively spacious 3 bedroom semi detached charming cottage. 3 South View Cottages occupies a most delightful position situated within an enviable semi rural location at Trimstone conveniently twixt between Braunton and Ilfracombe.

The property stands on a generous plot that enjoys a slightly elevated position set up from a quiet leafy country lane that has minimal traffic. As the name would suggest the property enjoys a fine rural view from the South elevation and is surrounded by rolling Devon countryside. The original part of the cottage is of stone construction with part rendered elevations under a tiled roof. The property has been extended over time to provide extremely comfortable living accommodation . These include a single storey 27' kitchen diner and the creation of a sun room. This lovely addition provides the perfect place to relax and unwind and has direct access leading into the garden.

Briefly the internal accommodation comprises storm porch leading into the entrance hall with staircase rising to the first floor. The sitting room is splendid room that has character features to include beams to ceiling and inset wood burning stove on a slate hearth and brick surround. There are lovely views that overlook the well manicured front lawn and garden and to the countryside beyond. The kitchen diner provides space for all the family to gather and is the heart of the home. This bright and spacious room has two large skylights that allows plenty of natural light to flood into the room. There is attractive part panelled walls incorporating useful storage along with recessed fireplace. The kitchen has ample base and wall units finished with black rolled top working surfaces and part tiled walls, there is a large aga Rangemaster along with space for a tall freestanding fridge freezer. There is an inset sink unit with further base and wall units and overlooks the garden to the side. Double doors lead into sun room that provides the perfect space to relax and unwind and has direct access that opens directly out into the garden. Furthermore to the ground floor and accessible from the hall is the family bathroom comprising of a white 3 piece suite to include bath with shower attachment, low level WC and inset wash basin onto vanity unit. To the first floor there are 3 well proportioned bedrooms, the principal bedroom has the advantage of a fitted wardrobe and enjoys fine views. Whilst bedroom 2 and 3 are comfortable rooms and overlook the side and rear elevation.

Anyone looking for a family sized residence with an abundance of character need look no further. An internal viewing is essential to appreciate this fine home.

Services

Mains electric, private water & drainage. Further details available.

Council Tax

Band: D

EPC Rating

Band: F

Tenure

Freehold

Viewings

Contact the Braunton office on (01271) 814114

The gardens are a particular fine feature of this splendid property and are arranged over several levels creating numerous places to sit and enjoy the sunshine throughout different times of the day. The front lawn is well manicured and is flanked with mature hedging on either side with a low Pickett style fence to the front boundary. The front garden enjoys a fabulous rural outlook and boasts a high degree of privacy and sunshine that enjoys a sunny South facing aspect. There is a paved pathway that leads to the side of the property and has flower borders stocked with a wide variety of plants and shrubs. Steps rise up to a raised patio terrace and decking providing the perfect place for entertaining and is a true trap that will enjoy sunshine late into he evening. There is mature planting and numerous established trees including attractive palms. A pathway leads up to the top part of the garden where there is a timber fencing and leads to the private drive. There is ample parking for numerous vehicles leading to the detached 19'8 x 19'9 garage/workshop with power and light connected along with inspection pit for any car enthusiasts. Cupboard housing water treatment system.

Trimstone is a small rural hamlet situated between Ilfracombe town in the North and the large village of Braunton in the South offering an excellent Primary School which is held in high regard with its impressive Ofsted Rating, inviting public house and well run community village store and church. This all mirrors a thriving and vibrant community spirit which the village offers and is sure to appeal to those persons seeking a peaceful environment in which to live. Both these areas are easily accessible. A bus service running from the A361. Therefore, is ideally located with access to primary schools and larger shops. In these areas and only a few minutes drive away is the sandy Blue Flag beach at Woolacombe which has recently been voted in the Top Ten in the World. The rugged North Devon countryside is also close to hand and Ilfracombe with Damien Hurst's "Verity" and the award winning Landmark Theatre. Barnstaple, the regional centre of North Devon is approximately 10 miles distant and from here there is access to the North Devon Link Road which provides a convenient route to the M5 motorway. There is a rail link via the Tarka Line in the South and Tiverton Parkway, junction 27 has a direct train line to London (Paddington).

Room list:

Storm Porch
1.52m x 0.89m (5'0 x 2'11)

Entrance Hall
3.12m x 2.62m (10'3 x 8'7)

Sitting Room
4.19m x 3.89m (13'9 x 12'9)

Kitchen Diner
8.26m x 3.84m max (27'1 x 12'7 max)

Sun Room
3.61m x 2.16m (11'10 x 7'1)

Bathroom
2.21m x 1.63m (7'3 x 5'4)

First Floor

Landing

Bedroom 1
3.63m x 3.30m (11'11 x 10'10)

Bedroom 2
3.30m x 2.79m (10'10 x 9'2)

Bedroom
3.23m x 2.54m (10'7 x 8'4)

Double Garage
6.02m x 5.99m (19'9 x 19'8)

Splendid Semi Rural Location

Detached Garage/Workshop

Ample Parking

Lovely Rural Outlook