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3 Bed Cottage - Semi Detached

Bentonia Benton Road, Bratton Fleming, Barnstaple, EX32 7JL

Guide Price

£395,000

- NO CHAIN!
- Solar Panels Installed
- Oil Fired Central Heating
- Large Garage & Driveway
- 25ft Living Room
- Double Glazed Throughout
- Quiet Village Location
- Large Rear Garden
- Short Drive to Exmoor

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Overview

Positioned in the sought-after village of Bratton Fleming, this three-bedroom, semi-detached cottage offers an exceptional opportunity to enjoy countryside living with modern comforts and fantastic energy efficiency. The property boasts driveway parking for three vehicles, a substantial garage/workshop and a well-maintained front lawn that enhances its curb appeal. Set against the backdrop of far-reaching countryside views, it also features a large, enclosed rear garden, ideal for outdoor entertaining, gardening, or simply relaxing in the peaceful surroundings.

Upon entering through the front porch, you're welcomed into a spacious and light-filled living room, enhanced by two south-facing windows that fill the room with natural light and showcase views over the rolling hills. A door leads into the dining room, which flows into the kitchen, a well-designed extension added in 2010. The kitchen includes a recently installed oven and dishwasher, ample cupboard space, and a picturesque outlook over the rear garden. The ground floor also features a utility/boiler room and a generous four-piece family bathroom, complete with a walk-in shower, bathtub, WC, and wash basin.

Upstairs, the property offers three bedrooms, two comfortable doubles and a single each enjoying charming views across the surrounding countryside. The primary bedroom includes a built-in wardrobe and a private WC for added convenience.

An additional highlight of the property is the solar panel system, which provides not only energy savings but also generates an approximate annual income of £1,200, making this home as practical as it is picturesque. This delightful cottage combines rural character with smart, sustainable features and is ideal for those seeking a peaceful lifestyle within easy reach of Barnstaple, Exmoor, and North Devon's coastline.

Services

Mains Electric, Water & Drainage.
Oil Fired C/H

Council Tax band

D

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Barnstaple
branch on
01271 327878



Outside

Bratton Fleming is a friendly and well-connected village known for its strong community spirit and everyday convenience. Within walking distance, residents can enjoy a local shop and a well-regarded primary school making it an ideal setting for families and those seeking a relaxed rural lifestyle. Just a short drive away lies the breath taking landscape of Exmoor National Park, offering endless walking routes, wildlife, and panoramic countryside views. For more extensive amenities, the bustling market town of Barnstaple is only 8 miles away, providing a wide range of shops, eateries, and leisure options. In under 30 minutes, you can also reach the stunning North Devon coast, home to golden beaches and dramatic coastal paths perfect for weekend escapes.



Room list:

Front Porch

1.05m x 1.36m (3'5" x 4'5")

Living Room

3.65m x 7.65m (11'11" x 25'1")

Dining Room

2.55m x 2.96m (8'4" x 9'8")

Kitchen

2.47m x 5.02m (8'1" x 16'5")

Utility Room

2.34m x 2.37m (7'8" x 7'9")

Bathroom

4.18m x 1.99m (13'8" x 6'6")

Landing

Bedroom 1

3.73m x 3.68m (12'2" x 12'0")

Bedroom 2

3.70m x 3.65m (12'1" x 11'11")

Bedroom 3

2.57m x 2.26m (8'5" x 7'4")

Garage/Workshop

8.78m x 2.56/3.38m (28'9" x 8'4"/11'1")