



## Charming Village Cottage

Beech Tree Cottage Newton Tracey, Barnstaple Devon, EX31 3PJ

Guide Price

**£335,000**

- Storm Porch & Hallway
- Study
- No Onward Chain
- Ground Floor Cloakroom
- 2/3 Double Bedrooms
- 20' Sitting/Dining Room
- Garage, Parking Gardens

## Directions

Leave Barnstaple on the A39 Atlantic Highway. At the roundabout at Roundswell take a turning left on to the B3232 Torrington road and continue for 3.5 miles entering the village of Newton Tracey. After passing the Newton Tracey sign rise to the top of the hill and take a left turning at Newton Cross. The cottage will be found a short distance down the lane on the right hand side.

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## Room list:

**Hall**

**Cloakroom**

**Kitchen**

3.25 x 2.29 (10'8" x 7'6")

**Sitting/Dining Room**

6.02 x 3.30 + 1.12 recess (19'9" x 10'10" + 3'8" recess)

**Study/Bedroom 3**

4.80 x 1.98 (15'9" x 6'6")

**Utility Room**

4.88 x 1.98 (16'0" x 6'6")

**First Floor Landing**

( )

**Bedroom 1**

3.43 x 3.10 (11'3" x 10'2")

**Bedroom 2**

2.79 x 2.69 (9'2" x 8'10")

**Bathroom**

2.24 x 1.65 (7'4" x 5'5")

**Garage & Parking**

5.49 x 2.74 (18'0" x 9'0")

To the front of the cottage is a low maintenance garden, mostly gravelled with paving stones to the front door and surrounded by a selection of shrubs.

The rear garden is a particular feature, being partly walled and fully enclosed backing on to woodland, a natural haven for birds/wild life. The garden is nicely proportioned, highly private and excellent for furry friends.

With expanse of lawn around which are borders containing varieties of shrubs and specimen trees. There is a sitting area outside perfect for alfresco dining or summers entertaining with family and or friends.



## Overview

Beech Tree Cottage is an attractive stone faced building which has been extended and now forms an excellent country cottage suitable for a family.

The property offers well arranged accommodation, deceptive from its appearance with a wealth of character and features. It is to be found in exceptionally good order and tastefully presented by the current owners who have carried out a number of improvements in their ownership.

The sitting room is a delightful room with a feature fireplace and wood burning stove that creates a wonderful focal point to the room. Large and light patio doors open on to the garden, whilst the kitchen at the front enjoys the views to Exmoor.

Also on the ground floor there is a rather handy cloakroom along with a very practical utility room with space for appliances and plenty of worktop space including a further sink. The study makes a versatile room which could be ideal for a multitude of uses, one of which would be a third bedroom or ideal annex area.

On the top floor there are two spacious bedrooms one with a built-in wardrobe both enjoying an outlook over the rear garden. Also on the first floor is the family bathroom which is well equipped with a modern white suite. Generally, the upstairs has a spacious feel and presents to well proportioned double bedrooms.

Newton Tracey lies along the B3232 Torrington road. It is a rural and well supported community surrounded by open countryside. Beech Tree Cottage enjoys a delightful rural position just outside of the village and down a country lane, with open uninterrupted views over surrounding countryside to Exmoor in the distance.

The village itself offers a newly renovated pub/restaurant and nearby Lovacott, a primary school, whilst for shopping, Sainsbury's is at Roundswell, 3.5 miles, a residential district just outside of Barnstaple. The town itself is 5 miles. A regular bus service operates from the village, with the town of Torrington about 4 miles.

## Services

Oil fired CH. Mains electric & water

## Council Tax band

C

## EPC Rating

TBC

## Tenure

Freehold

## Viewings

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

