Detached 3 Bedroom Character Cottage

The Cottage Newbridge, Tawstock, Barnstaple, EX31 3JH

Asking Price

£425,000

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3 Beds Cottage - Detached

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Step through the front door of The Cottage and you'll immediately sense that this is a home with real character. The well-proportioned living spaces strike a lovely balance between cosy cottage warmth and everyday practicality, and it's the kind of place that simply has to be seen to be fully appreciated.

The inviting sitting room is centred around an attractive fireplace housing a wood burner, the perfect spot to sink into an armchair on a winter's evening. The dining room, with its charming exposed brick fireplace, flows naturally into the country kitchen, thoughtfully arranged to make the most of the space, with matching wall and base units, oak-effect work surfaces and natural light streaming through dual-aspect windows.

A handy utility area to the rear keeps everything neatly tucked away, while direct access into the garage from the kitchen adds real convenience. Here you'll also find the gas central heating boiler and the pump and filtration system for the private well water supply, a feature that helps keep running costs refreshingly low. A ground-floor family bathroom and useful under-stairs storage complete the downstairs picture.

Moving upstairs, three double bedrooms await, two of which are particularly generous in size. The third enjoys lovely countryside views, which spill onto the landing too. It's also worth noting that lapsed planning permission exists for an extensive rear extension, with the original plans still held at the property, hinting at some exciting potential for anyone with a longer-term vision.

DETAILS

For those with a passion for fly fishing, the location is outstanding. The River Taw runs nearby, and access to some superb local fishing is available through the Barnstaple and District Angling Club, offering the chance to fish for migratory salmon and sea trout on these beautiful North Devon waters. For something more exclusive, the privately run Hall Estate Fishing Syndicate operates across the river, adding a further option for the serious angler. If the dream is a rural lifestyle with a rod in hand at weekends, this really is a very special find.

Sitting on the A377, less than four miles from Barnstaple town centre, this delightful cottage occupies one of those rare positions that feels wonderfully rural yet remains remarkably well connected.

Barnstaple itself is easily accessible for everyday shopping, schools, leisure facilities and the full range of town centre amenities, while in the opposite direction the road leads towards the pretty village of Umberleigh and on to High Bickington, both offering that quintessential North Devon village feel. Exeter and its wider connections are also comfortably within reach for those who need to commute or travel further afield.

VIEWING

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Set within approximately half an acre, the outdoor space here is every bit as appealing as the cottage itself. To the front, a private driveway offers off-road parking alongside a five-bar gate leading to additional parking for up to three vehicles. A gentle slope leads up to the majority of the land, a peaceful, private expanse dotted with mature trees, wildflowers and shrubs that hums with birdlife through the seasons, a genuine paradise for the keen bird-watcher.

A well-appointed sun room makes the most of the sweeping countryside views, while a stone-built shed provides excellent practical storage. The current owners have grown vegetables and enjoyed the space with dogs, but the land lends itself beautifully to whatever you might have in mind. Across the road, a small orchard with mature fruit trees forms part of the ownership, adding a wonderful and rather charming extra dimension to an already impressive plot.

DIRECTIONS

From Barnstaple town centre, head south on the A377 in the direction of Crediton/Exeter. Continue along this road, passing through the village of Bishops Tawton, continue along and around to the right passing over Newbridge, the property will be found on the left hand side just after the bend.

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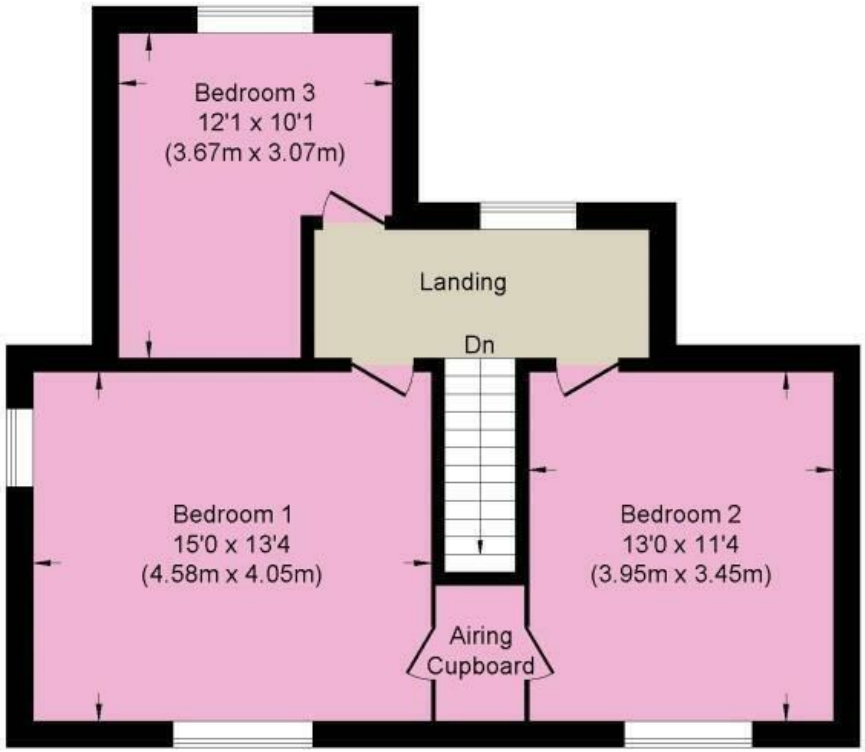
Ground Floor



First Floor

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