

4 Bedroom Detached Cottage

The Thatch Milltown, Muddiford, Barnstaple, EX31 4HG

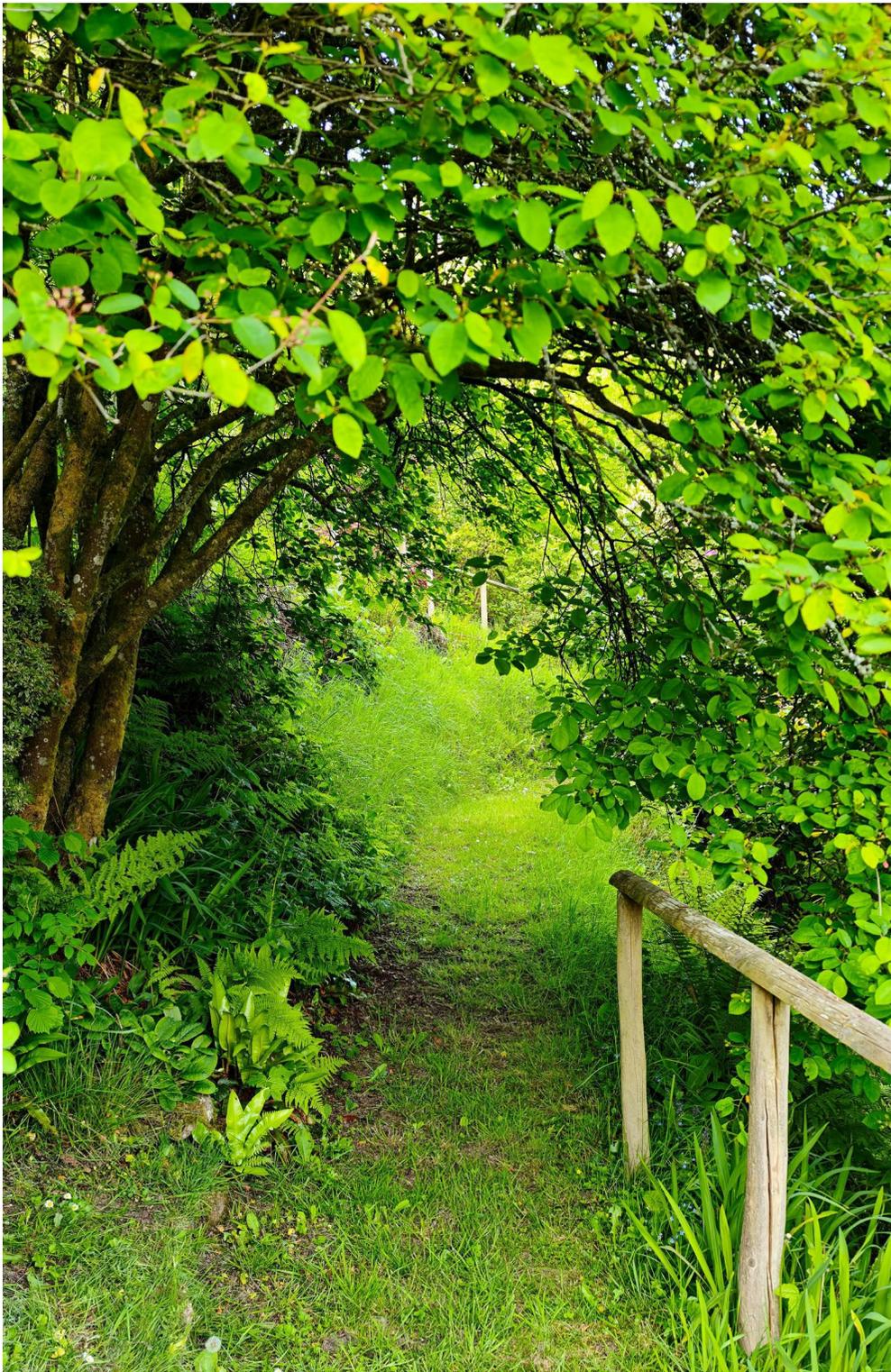
Asking Price

£475,000



 PhillipsSmith&Dunn
Buy. Sell. Let.

We value **your** property



Sought After Village Location

The Thatch Milltown, Muddiford, Barnstaple, EX31 4HG



The Thatch is a characterful and well presented detached period residence that blends traditional charm with contemporary comfort. The property features attractive painted stone and rendered elevations, complemented by double-glazed windows and doors throughout, all set beneath a predominantly tiled roof with some Thatch that enhances its timeless appeal.

Internally, the house offers a flexible and well-proportioned layout, thoughtfully designed to accommodate a range of living arrangements. The versatile floorplan lends itself well to multi-generational living or dual occupation, subject to any necessary consents. Each room has been carefully updated to preserve the property's period character while introducing modern conveniences and finishes. The ground floor has an entrance hall and WC and 3 reception rooms, ideal for growing families and a galley kitchen for the food enthusiasts amongst you.

On the first floor are 4 bedrooms all being of a good size with bedroom 1 being a particular feature with its French doors opening out onto a garden terrace and being situated next to the family bathroom.

A highlight of the property is the detached double garage, providing ample space for vehicles, storage, or potential conversion (subject to planning). This is complemented by generous parking facilities and a well-maintained driveway approach.

With its harmonious blend of period features, contemporary updates, flexible living spaces, and stunning natural surroundings, The Thatch represents a rare opportunity to acquire a unique countryside home in a truly picturesque location.

DETAILS

The property is well located in the heart of the village. Muddiford has a bustling local community atmosphere and the property is within a short walk to the pub. The village has many lovely scenic walks and footpaths enjoyed by many locals. Marwood School is within easy reach and is rated Outstanding in Ofsted reports. Perfect for the growing family. Within short driving distance to Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles of distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.

Services - Mains water, drainage and electricity.
Oil Fired C/H

Agents Note: There is a public footpath over the driveway and up the lane.

VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-



Entrance Hall

WC

Dining Room 5.15 x 3.45 (16'10" x 11'3")

Sitting Room 4.91 x 3.01 (16'1" x 9'10")

Conservatory 3.26 x 3.18 (10'8" x 10'5")

Kitchen 4.67 x 2.06 (15'3" x 6'9")

Bedroom 1 4.33 x 4.23 (14'2" x 13'10")

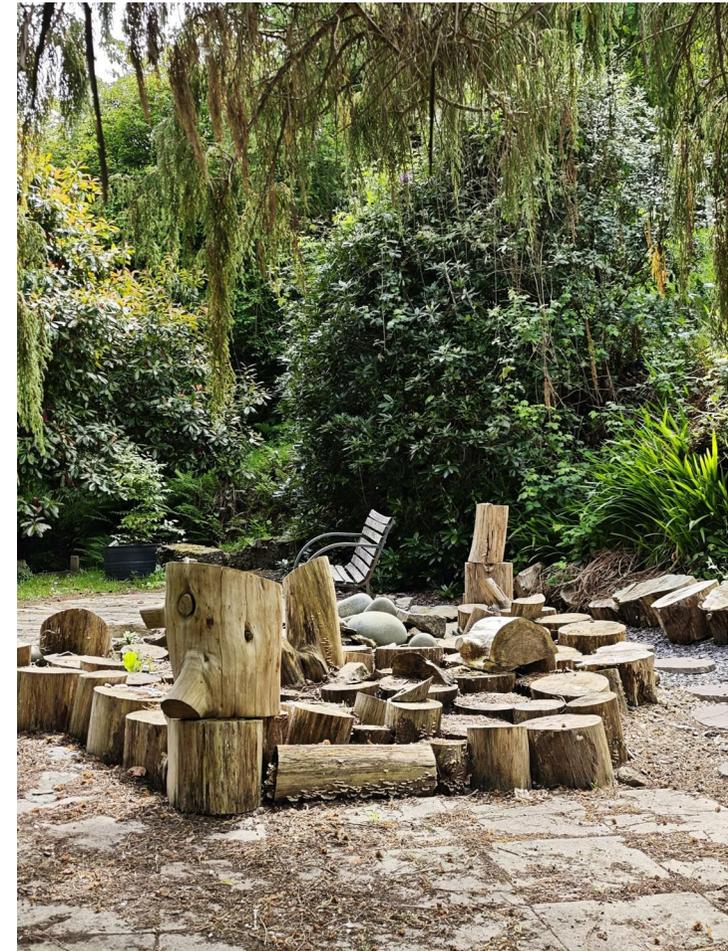
Bedroom 2 3.85 x 3.41 (12'7" x 11'2")

Bedroom 3 3.55 x 2.99 (11'7" x 9'9")

Bedroom 4 2.96 x 1.89 (9'8" x 6'2")

Bathroom 2.10 x 2.07 (6'10" x 6'9")

Garaging





The gardens and surrounding grounds are a standout feature of the property, offering exceptional appeal to enthusiasts of gardening, conservation, and wildlife. Thoughtfully landscaped and rich in biodiversity, the immediate garden areas are accessed via a network of meandering pathways and switchbacks and comprise approximately half a dozen charming, terraced sections. These ascend gently along the valley slope and are framed by an extensive and diverse collection of mature trees, flowering shrubs, established bushes, colourful borders, and traditional rose beds. There is even an old quarry adding the character of the outdoor space.

Nestled within the garden, and strategically positioned to take full advantage of the picturesque views, is a lovely seating area with stone bench which overlooks the "stump" garden" and perfect for quiet reflection.

Further enhancing the property's outdoor appeal is the potential to landscape further if required, creating a "kitchen garden" as there is plenty of room for vegetable and fruit plots.



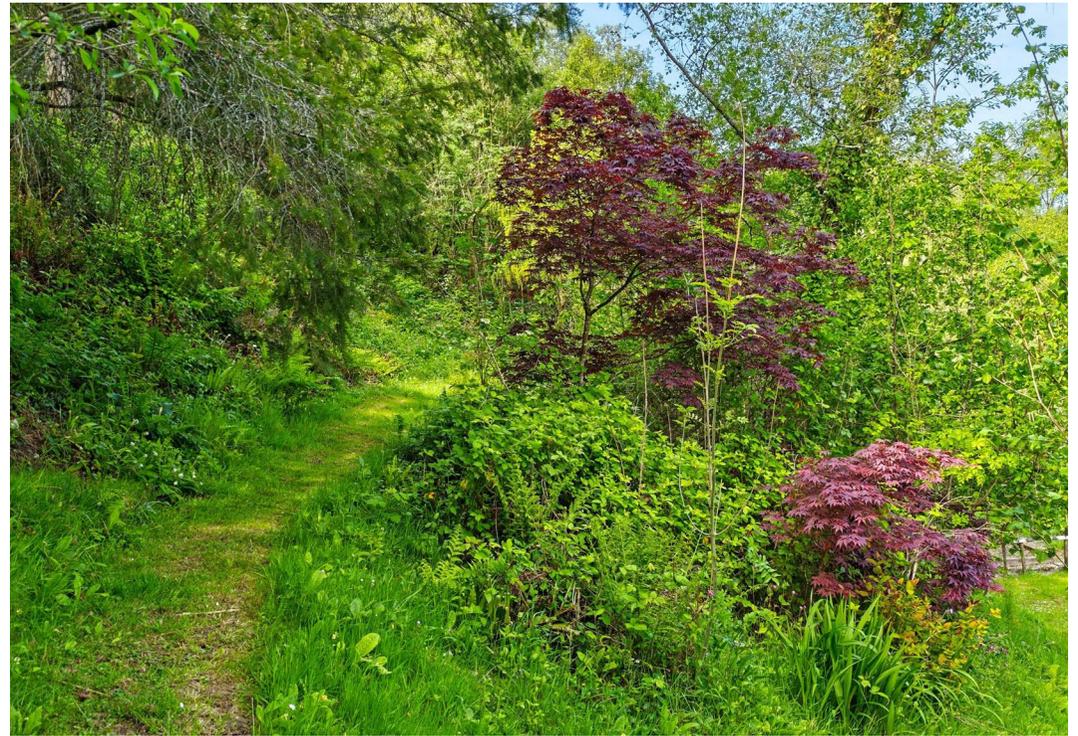
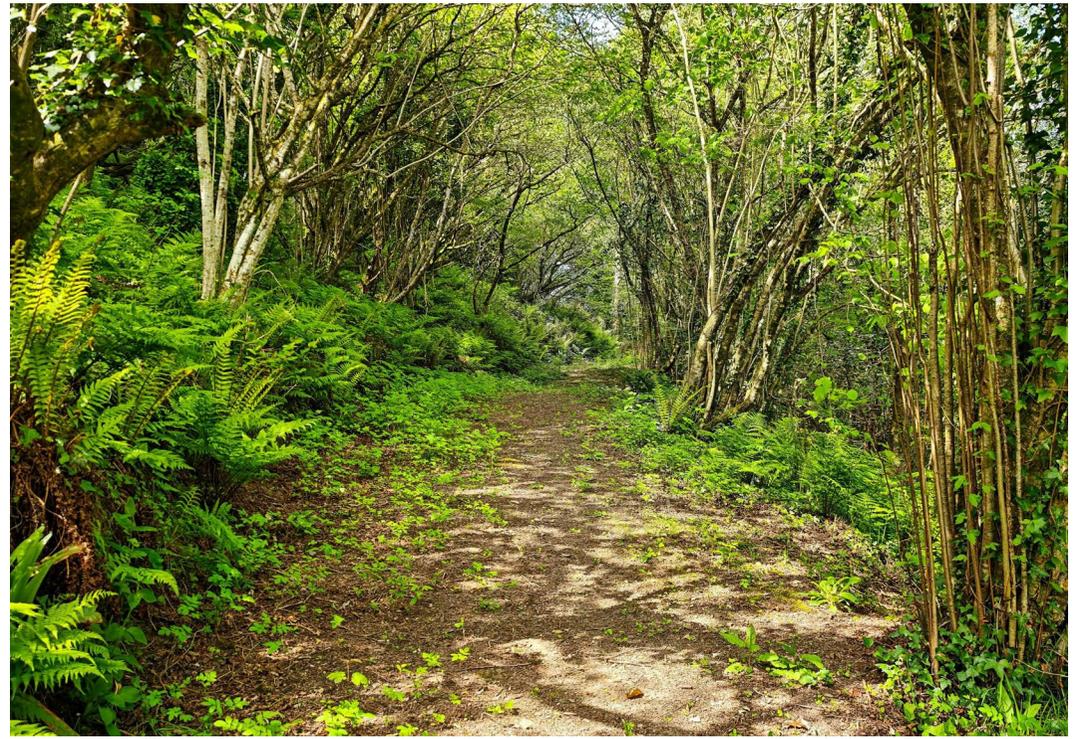
DIRECTIONS

Leaving Barnstaple on the A39, pass the North Devon Hospital on your right and then take the first turning on the left signposted to Ilfracombe which is the B3230. Continue along this road for about 2 miles passing through Muddiford and on to Milltown itself. As you enter Milltown, turn left after the village green, proceed up Milltown Hill keeping to the right and at the next left bend, the Thatch will be seen immediately ahead of you.



VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn
Barnstaple Office
01271 327878





First Floor



Ground Floor