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## Extended & Revamped Cottage

West Gubb Cottage West Buckland, Barnstaple, EX32 0SF

Guide Price

**£465,000**

- Charming Period Cottage
- Undergone Comprehensive Refurbishment (2018)
- Amazing Principal Bedroom With Velux Balconies
- Far Reaching Countryside Views
- Plenty Of Driveway Parking
- No Onward Chain!
- Characterful Green Oak Extension
- Large & Private Rear Gardens
- MUST BE VIEWED

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A pretty character cottage which has undergone a tremendous refurbishment circa 2018. Having a 'back to bones' overhaul the property has had a full rewire, new roof, new plumbing, new kitchen, bathroom and a wonderful green oak frame extension which makes for the perfect social and entertaining hub of the home.

The kitchen dining room is a wonderful spot to host family and friends. Fitted out with a high quality bespoke kitchen, granite worktops, Neff appliances and an inset space for a fridge freezer and oven. The kitchen is well lit with vellux windows and opens rather nicely into the green oak extension which benefits from having floor to ceiling windows, providing a light and airy space with double doors leading onto the rear patio and garden. Under foot is a pretty natural style limestone tiled floor with underfloor heating.

The lounge offers a separate snug area with plenty of space and a view across farming fields. The lounge has a pretty restored fireplace with bread oven and wood burner which create a fantastic focal point to the room. Whilst to the rear of the property you have a utility room with further built in storage, sink and also a ground floor WC with hand wash basin. With further access to the rear garden through an oak stable door.

Upstairs, you have a choice of two double bedrooms both with reasonable proportions, plus a well appointed family bathroom with neutral limestone tiles, a 4 piece suite, large separate shower, a modern take on a roll top bath, wash basin with storage and WC.

On the top floor you have the principal bedroom with fantastic vellux balcony windows which break out into balconies to the north & south, both with fantastic views over rolling countryside. The principal bedroom also has a range of built in shaker style storage, tall mirrored storage and its own ensuite shower room, with large shower, wash basin, WC and is fully tiled out.

## Services

Mains water, electric and drainage.  
Oil fired central heating

## Council Tax band C

## EPC Rating

To be assessed

## Tenure

Freehold

## Viewings

Strictly by appointment with the  
Barnstaple branch on  
01271327878



Outside is where this property excels even further with driveway parking for three cars. Side access to the rear garden which is highly private and spacious perfect for a family to enjoy. There is a large patio spot perfect for sitting out and enjoying some summer entertaining or dining alfresco.

The garden is bordered by a natural hedge and has some raised beds stocked with all varieties of shrubs and flowers. Leading up the garden there is a large lawned area perfect for your furry friends or ball games for the family to enjoy.

Complete to a fantastic standard this property is not to be missed contact the Barnstaple team for more information and to arrange a viewing appointment without delay!

## Room list:

**Entrance Porch**

**Hall**

**Kitchen Dining Room (Oak Extension)**  
7.13 x 5.64 narrowing to 2.36 (23'4" x 18'6" narrowing to 7'8")

**Lounge**  
4.58 x 3.93 (15'0" x 12'10")

**Utility Room**  
2.36 x 1.85 (7'8" x 6'0")

**Ground Floor WC**

**First Floor**

**Bedroom 2**  
2.66 x 3.53 (8'8" x 11'6")

**Bedroom 3**  
2.66 x 3.53 (8'8" x 11'6")

**Bathroom**  
2.64 x 2.57 (8'7" x 8'5")

**Second Floor**

**Bedroom 1**  
5.42 x 4.71 (17'9" x 15'5")

**Ensuite**  
2.54 x 1.97 (8'3" x 6'5")

