



Westlakes, Kingford, Burrington, Devon

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**STRUTT
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BNP PARIBAS GROUP 

Westlakes, Kingford, Burrington, Devon EX37 9NA

An idyllic four-bedroom cottage with about 1.5 acres set in a picturesque rural location.

High Bickington 2.2 miles, Chulmleigh 6.5 miles, Barnstaple 11.0 miles, Exeter 28 miles

Sitting room | Snug | Kitchen/breakfast room
Boot room | Boiler room | Four bedrooms
Family bathroom | Shower room | Cloakroom
Garden store | Shed | Greenhouse | Garden
Orchard | Approximately 1.5 acres | EPC rating E

The property

A delightful characterful cottage set in a peaceful rural position with spectacular views, surrounded by rolling North Devon countryside. The cottage provides immaculate and flexible accommodation configured over two floors and displays a variety of original features throughout including large sash windows, exposed timber beams, an impressive original fireplace and flooring. The property has 17th century origins and is steeped in history, pottery has been found in the garden that dates back to 1690 and a historic well is close by. A hidden mullion window has also recently been uncovered by the current owners. The property has a secluded wrap around garden of about 1.5 acres. The property also benefits from eco-credentials including biomass log boiler central heating and thermo solar panels.

The main reception area is the semi openplan sitting room and snug that provides a multifunctional and comfortable living space, for relaxing, working or entertaining guests. The sitting room features an attractive original inglenook fireplace, exposed stone wall and timber beams as well as a dual-aspect allowing for plenty of natural light. The kitchen and breakfast room has wooden storage units to

base and wall level, a butler sink, an electrical Aga, integrated appliances, space for a large breakfast table and a Dutch door for outside access. The sizeable boot room provides further flexible space and is currently used for additional utility space and home storage. The ground floor accommodation is completed by a useful shower room. Upstairs there are four double bedrooms including the generous principal bedroom that features a triple-aspect allowing for light-filled accommodation. One of the further bedrooms features a Juliet balcony and a freestanding bathtub. The first floor is serviced by a modern family bathroom and a separate cloakroom.

Outside

The cottage is set in idyllic gardens and grounds of approximately 1.5 acres that includes rolling lawns, meadows, a gently flowing stream, orchards and views across the beautiful surrounding countryside. Also within the grounds is a carport, greenhouse, shed and a chicken coop. A gravel driveway approaches the cottage and provides plenty of parking space to the front of the property.

Location

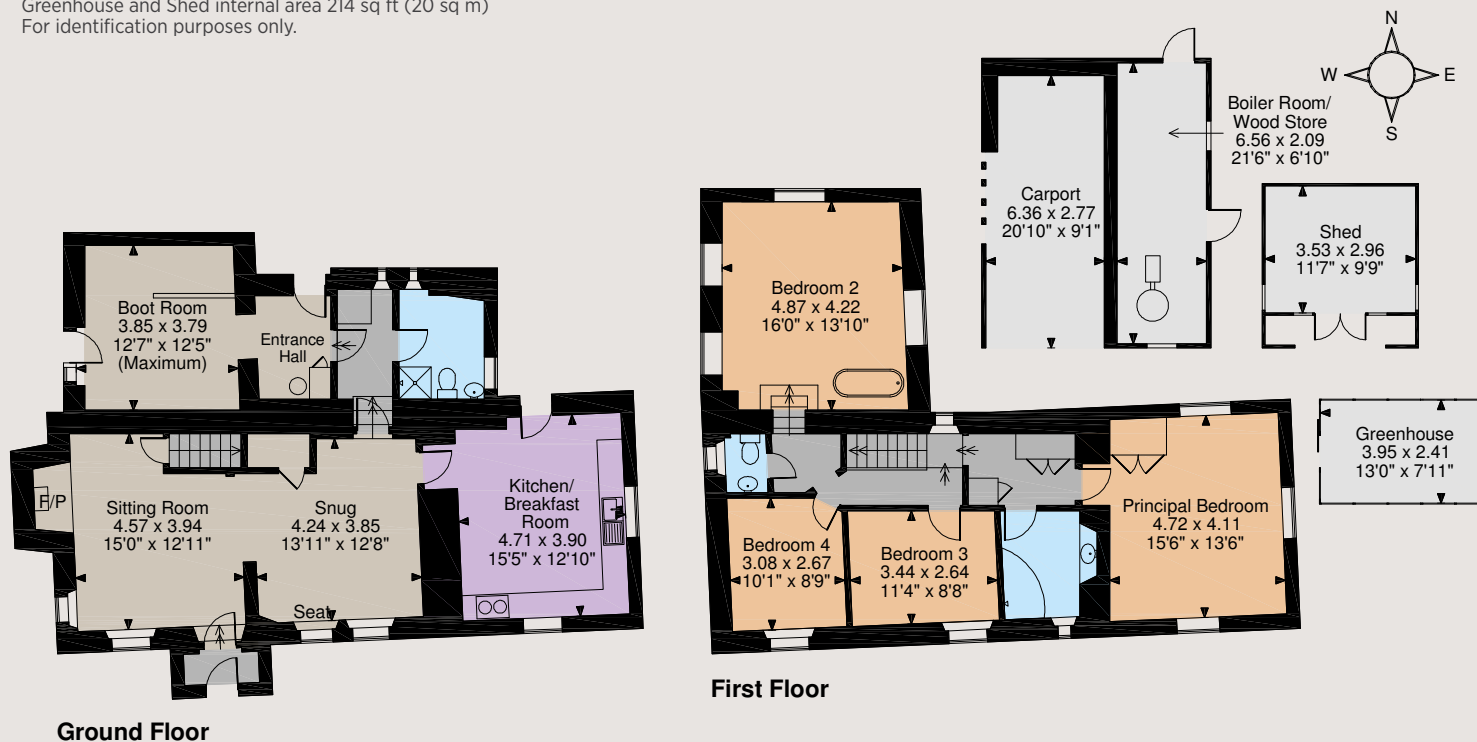
The property lies in a peaceful, secluded position above the meandering River Taw, surrounded by stunning North Devon countryside. The nearby village of High Bickington has some useful everyday amenities, including a community shop, a pub and a primary school, while further facilities can be found in Barnstaple, 10 miles to the north. Barnstaple offers a choice of shops and supermarkets, as well as several cafés, bars and restaurants, and the historic Pannier Market. The cathedral city of Exeter is 28 miles away and is the most thriving city in the South West offering a wide choice of cultural activities including theatres, the RAMM museum, an arts centre and a wealth of good restaurants and shopping such as IKEA and John Lewis. Schooling in the area includes a secondary school at Chulmleigh, while Barnstaple offers a further choice of schools.





Floorplans

House internal area 1,904 sq ft (177 sq m)
 Carport and Boiler room internal area 352 sq ft (33 sq m)
 Greenhouse and Shed internal area 214 sq ft (20 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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The area is well connected by road, with the nearby A377 providing routes towards Barnstaple and south towards Exeter. The property is within striking distance of the Portsmouth Arms railway station with links to Barnstaple and Exeter.

Directions

From Exeter, take the A377 north and continue to follow the A377 for 27 miles. After passing Portsmouth Arms station, take the first turning on the left, and the entrance to the property will be on the right-hand side, after a quarter of a mile.

General

Local Authority: North Devon District Council

Services: Mains electricity. Private water and drainage which we understand is compliant with current regulations.

Council Tax: Band E

Mobile and Broadband checker: Information can be found here: <https://checker.ofcom.org.uk/en-gb/>

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Asking Price: £700,000

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

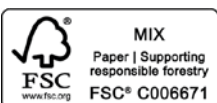
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