



Cider Cottage, Swimbridge, Devon

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Cider Cottage, Yeoland Lane, Swimbridge, Barnstaple, Devon EX32 0QU

A charming Grade II Listed Devon longhouse with a detached annexe, stabling and approximately 1.5 acres in an idyllic rural location

Barnstaple 4.9 miles, Tiverton 25 miles, M5 (Jct 27) 30 miles, Exeter 38 miles

Main house: Entrance hall | Sitting room
Kitchen/breakfast room | Four bedrooms
Family bathroom | Shower room | Detached office | Stables | Chicken coop | Log store | Bike shed | Store/workshop | Garden | Approximately 1.5 acres | EPC rating D

Annexe: Open-plan living area and kitchen | One bedroom | Shower room | EPC rating D

The property

Cider Cottage is a beautifully presented Grade II Listed traditional Devon longhouse that dates from the 18th century. The property features attractive white rendered elevations to complement its thatched roof, while inside the property offers up to four bedrooms with plenty of characterful features blended seamlessly with elegant and modern fittings. The cottage benefits from a detached one-bedroom annexe providing flexible accommodation with opportunities for multi-generational living or income potential. Cider Cottage also offers equestrian facilities and enjoys 1.5 acres of grounds situated in a picturesque position in the heart of the Mid Devon countryside.

A spacious entrance hall leads through to the 22ft sitting room which has engineered oak flooring and an impressive inglenook fireplace, which is fitted with a woodburning stove. Adjoining the sitting room is the kitchen and breakfast room which has space for a dining area with a further fireplace fitted with a

woodburner. The kitchen has modern fitted kitchen units to base and wall level, solid oak worktops, integrated appliances and a door that leads out onto the garden. The ground floor accommodation is completed by a family shower room. There are four well-presented bedrooms upstairs, one of which is a walk-through from the principal bedroom which could also be used as a study or dressing room. Also on this floor is the family bathroom with an over-bath shower.

The property benefits from a detached annexe, providing further beautifully presented and self-contained accommodation. The annexe has an open-plan kitchen and living room with a vaulted ceiling and skylights overhead welcoming plenty of natural light. Adjoining the living area is a shower room and a double bedroom with French doors that open onto the garden.

Outside

The cottage lies in a picturesque rural setting and features beautiful gardens of approximately 3/4 of an acre, a separate paddock of approximately 1.5 acres, as well as several outbuildings. The rear garden has a patio area which is the length of the property providing ideal space for al fresco dining with the rest of the garden including rolling lawns and colourful border beds full of flowering shrubs and perennials as well as a variety of mature specimen trees providing a high degree of privacy. The cottage has equestrian facilities with a stables block with the paddock providing ideal space for exercising horses. Further outbuildings include a chicken coop, a workshop, stores, a bike shed and an office. Parking is available at the front of the property with space for several vehicles.

Location

Cider Cottage is set in a peaceful position in the Mid Devon countryside, close to the small village of Swimbridge and five miles from the bustling town of Barnstaple.





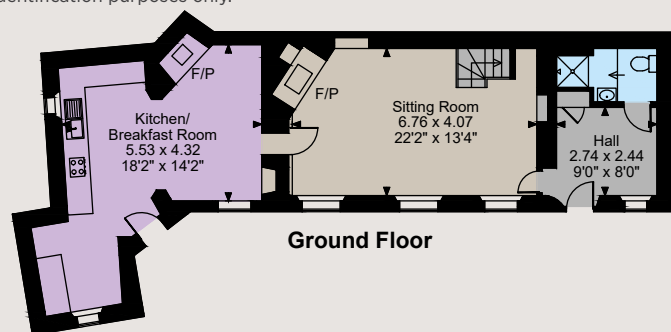
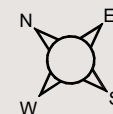
Floorplans

House internal area 1,488 sq ft (138 sq m)

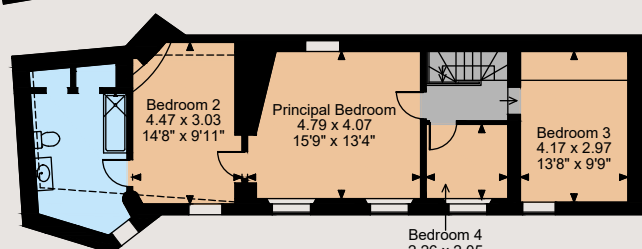
Annexe internal area 331 sq ft (31 sq m)

Outbuildings internal area 1,208 sq ft (112 sq m)

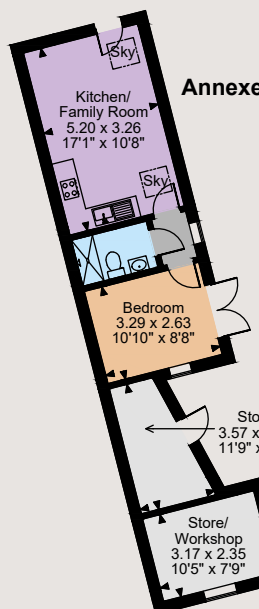
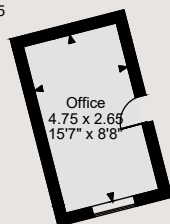
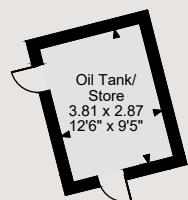
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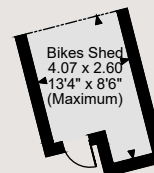
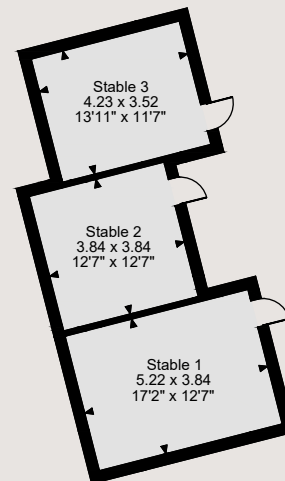
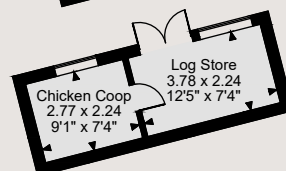
Ground Floor



First Floor



Annexe



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Swimbridge has a parish church, a village hall, a pub and an outstanding-rated primary school, while nearby Landkey offers further facilities. A more extensive choice of shops and large supermarkets, as well as leisure facilities and a mainline station can be found in Barnstaple. The town also offers access to a choice of state schooling while independent schooling is available nearby at West Buckland. The beautiful countryside surrounding the property provides a plethora of walks, rides and other outdoor pursuits, whilst the attractive sandy beaches at Saunton, Woolacombe and Croyde are a short distance away. By road, the A361 provides access towards Barnstaple and Tiverton, and onwards towards the M5 and Exeter.

Directions

What3Words///saga.ambushes.flies

General

Local Authority: Mid Devon District Council

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

Council Tax: Band F

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

Tenure: Freehold **Guide Price:** £640,000

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

Exeter

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