Bond Oxborough Phillips

*Changing Lifestyles*

Field Cottage
Patchole
Kentisbury
Barnstaple
Devon
EX31 4NB

# Guide Price: £475,000 Freehold









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barnstaple@boppproperty.com

# Field Cottage, Patchole, Kentisbury, Barnstaple, Devon, EX31 4NB

## A CHARMING COTTAGE WITH A DETACHED ANNEXE OCCUPYING A THIRD-OF-AN-ACRE PLOT

- 2 Bedrooms
- Detached 1 Bedroom Annexe - ideal for guests, home office or rental income
- Positioned on a third-of-an-acre plot with mature, landscaped gardens
- Cosy Sitting Room
- Generous Conservatory enjoying uninterrupted views of the rear garden
- Modern Kitchen
- First Floor Bathroom











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## Overview

**Nestled in the serene North Devon countryside, this enchanting 2 Bedroom cottage, complete with a detached 1 Bedroom annexe, perfectly combines rustic charm with modern comfort, set within beautifully landscaped grounds.**

**Positioned on a third-of-an-acre plot, the property enjoys complete privacy and the tranquillity of mature gardens, creating a peaceful retreat that flourishes throughout the seasons. The detached annexe, thoughtfully converted from a former garage, offers flexible accommodation with endless possibilities - ideal for guests, extended family, dual occupancy, working from home, or even as a potential Airbnb or rental income stream.**

**Inside, the cottage blends classic cottage character with contemporary style. The modern Kitchen is a standout feature, fully fitted with high quality appliances, abundant storage, and elegant countertops - a space designed for both culinary creativity and social gatherings. Adjacent to the kitchen, the cosy Sitting Room serves as the heart of the home, offering a welcoming environment for quiet evenings or entertaining friends. The generous Conservatory extends the living space, bathing the room in natural light while framing uninterrupted views of the rear garden - a perfect spot for morning coffee, reading, or simply enjoying the surrounding countryside.**

**Upstairs, 2 spacious double Bedrooms capture picturesque rural views, while the Family Bathroom combines practicality and comfort with a bathtub, separate shower, WC and basin.**

**The gardens are a highlight, spanning approximately a third-of-an-acre and featuring mature trees, colourful borders and manicured lawns - ideal for outdoor entertaining, leisurely afternoons, or simply enjoying the peace of a rural setting.**

**Agents Notes**

The property benefits from mains electricity and water.

Private drainage is via a septic tank installed in 2013.

Heating is provided by Calor gas fired central heating.

The property also benefits from owned solar panels with batteries, resulting in a current electricity cost of just £36 per month. Additionally, the vendors generate an income from the solar panels, which are on a 25-year tariff that commenced around 2012.

Some furniture can be included by separate negotiation.

**Council Tax Band**

D with Improvement Indicator - North Devon Council

If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## Area Information

Field Cottage is situated in an exceptional rural position with very few immediate neighbours. It lies within the parish comprising the 3 hamlets of Kentisbury, Kentisbury Ford and Patchole, offering a welcoming local community with a primary school, village hall, and parish church, while still providing easy access to Barnstaple and the surrounding countryside.

## Directions

Directions to this property can be easily found by using What3words: https://w3w.co/spud.trusts.twinge

From Barnstaple Town Centre, head north along Boutport Street and continue onto Bear Street, following signs for the A39 towards Ilfracombe. Continue on the A39 through Shirwell and Arlington until reaching Kentisbury Ford. Turn left off the A39 onto the B3229, signposted Kentisbury / Combe Martin. Continue along Stonecombe Hill to where Field Cottage will be found after a short distance on your right hand side located in Patchole, Kentisbury.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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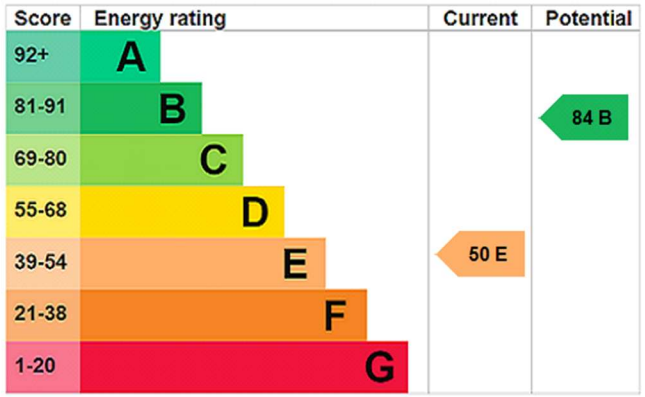


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# We are here to help you find and buy your new home...

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If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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