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Changing Lifestyles

Bloomfield Cottage
Tawstock
Barnstaple
Devon
EX31 3HZ

Guide Price: £325,000 Freehold



Changing Lifestyles

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barnstaple@bopproperty.com

Bloomfield Cottage, Tawstock, Barnstaple, Devon, EX31 3HZ

AN ENCHANTING GRADE II LISTED 15TH CENTURY THATCHED COTTAGE WITH 0.5 OF AN ACRE OF LAND



- 2 Bedrooms
- Spacious, dual-aspect Living / Dining Room with inglenook fireplace housing a wood burning stove & original bread oven
- Beautifully presented country-style Kitchen / Breakfast Room
 - No onward chain
 - Brand new thatched roof
- Approx. 0.5 of an acre of tiered land positioned opposite the cottage
 - Beautiful gardens with hot tub, pergola, greenhouse & useful outbuildings
- Enjoying stunning, far-reaching countryside views



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No onward chain. Welcome to Bloomfield Cottage – a truly enchanting Grade II Listed thatched period home, believed to date back to the 15th Century, beautifully blending centuries of history with comfortable modern living. Occupying a delightful position within the ever-popular village of Tawstock, approximately 2 miles south of Barnstaple, this charming 2 Bedroom cottage enjoys picturesque countryside views, a recently replaced thatched roof, approximately 0.5 of an acre of tiered land situated opposite the cottage across the country lane, and an abundance of original character throughout.

Stepping inside, you are immediately greeted by the warmth and charm that defines this unique home. The spacious, dual-aspect Living / Dining Room is undoubtedly one of the property's standout features, centred around an impressive inglenook fireplace complete with a wood burning stove and original bread oven, creating a wonderfully cosy focal point. Exposed ceiling beams add to the room's undeniable character, whilst French doors open directly onto the rear garden, allowing natural light to flood the space and creating a seamless connection between the indoors and out.

Complementing the living accommodation is a beautifully presented country-style Kitchen / Breakfast Room, thoughtfully designed to combine traditional charm with modern practicality. Fitted with an attractive range of units complemented by oak effect work surfaces, the kitchen features a Flavel Rangemaster-style cooker, an integrated fridge / freezer, breakfast bar with seating beneath, together with plumbing for both a washing machine and dishwasher. A door provides direct access to the rear patio, making it an ideal space for both everyday living and entertaining.

Completing the ground floor is a contemporary Shower Room, fitted with a walk-in shower, close coupled WC and wash hand basin. There is still plumbing in place should any prospective buyer wish to install a bath.

The first floor offers 2 generous double Bedrooms, both enjoying delightful far-reaching rural views and benefiting from wardrobes that are included within the sale. A spacious landing further enhances the sense of space, whilst exposed timbers and an abundance of period features serve as a constant reminder of the cottage's rich heritage.

Outside, Bloomfield Cottage continues to impress. To the front, there is off-road parking for 1 vehicle, whilst the beautifully established rear garden enjoys a high degree of privacy together with breathtaking views across the surrounding North Devon countryside. A paved patio provides the perfect setting for al fresco dining before leading onto an extensive lawn bordered by mature flower and shrub beds. A timber pergola shelters a hot tub, which can be left upon request, creating a wonderful space to relax and unwind whilst enjoying the peaceful surroundings. The garden is further enhanced by a greenhouse and an excellent selection of brick and stone-built stores and workshops, providing an abundance of practical storage, workshop and hobby space.

Positioned opposite the cottage, across the quiet country lane, is a wonderful parcel of tiered land extending to approximately 0.5 of an acre. Enjoying the same delightful rural outlook, this versatile addition offers endless possibilities, whether used for gardening, growing fruit and vegetables, keeping chickens, recreational use or simply enjoying additional outdoor space within this idyllic rural setting.

Agents Notes

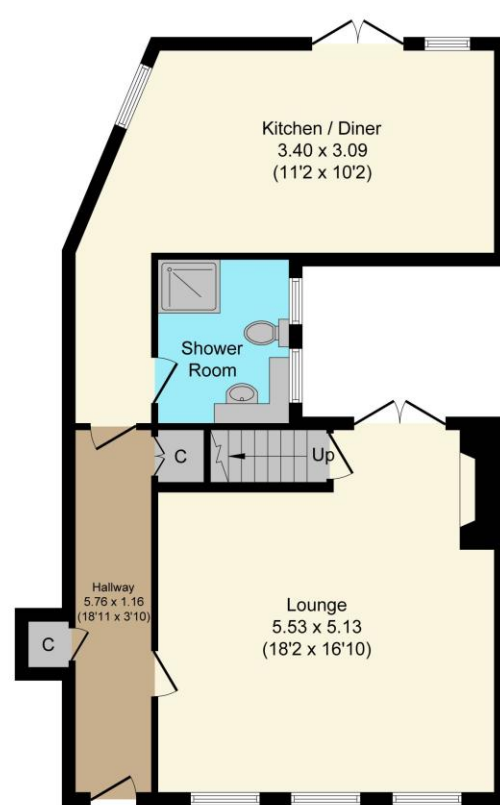
As is characteristic of a property of this age and heritage, there is restricted head height in parts of the first floor, most notably on the landing. Prospective purchasers should take this into consideration when viewing

The property is served by a private septic tank, which exclusively serves Bloomfield Cottage and has been regularly maintained and serviced by the current owners. Heating is provided via Fischer electric radiators, which benefit from the remainder of the manufacturer's warranty. Mains water and electricity are connected to the property.

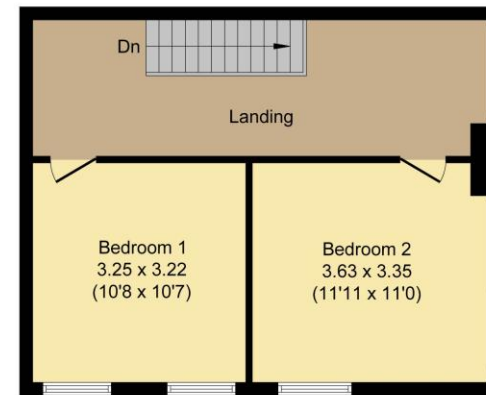
Council Tax Band

C - North Devon Council

EPC Exempt



Ground Floor
Floor area 62.40 sq.m. (671.66 sq.ft.)



First Floor
Floor area 38.60 sq.m. (415.49 sq.ft.)

Total floor area: 101.0 sq.m. (1087.15 sq.ft.)

This floor plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by WWW.Propertybox.io





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Area Information

Tawstock is a pretty and peaceful village and is surrounded by the parishes of Barnstaple, Bishop's Tawton, Atherington, Yarnscombe, Horwood, Lovacott and Newton Tracey and Fremington. The hamlet of St John's Chapel is close by, to the west.

Petroc Collage, Barnstaple railway station and Barnstaple Town Centre are all close at hand. As the regional centre, Barnstaple offers the area's main business, commercial, leisure and shopping venues as well as the North Devon District Hospital. At Barnstaple there is access to the North Devon Link Road which runs through to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours.

Less than half an hour by car are the sought after sandy, surfing beaches at Croyde, Saunton (also with its championship golf course), Putsborough and Woolacombe. Exmoor National Park is a similar distance and more locally, the Estuary village of Instow is about 5 miles also offering a beach, cricket club and yacht club. The popular Tarka Trail is also easily accessible.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/crew.flags.pits>

Leave Barnstaple Town Square proceeding over the Long Bridge. At the roundabout, take the third exit and continue towards the next roundabout. Proceed straight across and take the first left turn signposted Lake / Tawstock. Proceed all the way into Tawstock. Upon entering the village, proceed down the hill to the grassy triangle (Tawstock Cross), before turning left. "Bloomfield Cottage" will be found after a short distance on your right hand side.

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

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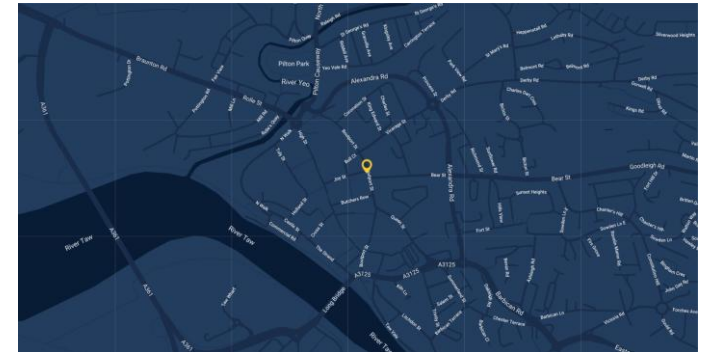
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If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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