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Changing Lifestyles

Moorland Cottage
Bratton Fleming
Barnstaple
Devon
EX31 4TJ

Guide Price: £290,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Moorland Cottage, Bratton Fleming, Barnstaple, Devon, EX31 4TJ

A CHARMING COTTAGE WITH GENEROUS GARDENS & PARKING



- 3 Bedrooms

- Spacious, open-plan Lounge / Dining Room with multi-fuel burner & charming bread oven
 - Farmhouse-style Kitchen with useful pantry
- Generous garden - predominantly laid to lawn with established planting borders, a vegetable patch, summerhouse & greenhouse
- 2-storey Outbuilding offering exciting potential for conversion, subject to the necessary planning permission
- Air source heat pump heating system & solar panels with battery storage



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Overview

Located within the popular North Devon village of Bratton Fleming is this deceptively spacious and charming 3 Bedroom mid-terrace cottage complemented by large, beautifully maintained gardens, off-road parking and a substantial 2-storey Outbuilding offering exciting potential for conversion, subject to the necessary planning permission.

The property offers warm and inviting accommodation throughout, retaining the character and period features one would expect from a cottage of this age. Further benefits include an energy-efficient air source heat pump heating system, together with solar panels and battery storage.

Internally, the spacious, open-plan Lounge / Dining Room provides a warm and welcoming setting, featuring a multi-fuel burner and a charming original bread oven. The farmhouse-style Kitchen is equally full of character and benefits from a useful pantry.

On the first floor are 3 well-proportioned double Bedrooms, with those positioned at the front enjoying distant countryside views, together with a Bathroom.

Outside, the generous garden is predominantly laid to lawn and features meandering pathways, established planting borders, a vegetable patch, summerhouse and greenhouse.

A particular feature of the property is the substantial 2-storey Outbuilding, currently arranged as a workshop and utility room with WC. This versatile building offers considerable potential to create additional living accommodation, a home office or ancillary space, subject to the necessary planning permission.

At the far end of the garden, a gravelled driveway provides off-road parking for 1 vehicle.

Agents Note

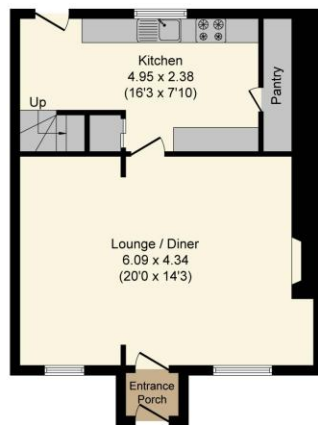
Mains electric, water and drainage.

Air Source Heat Pump system.

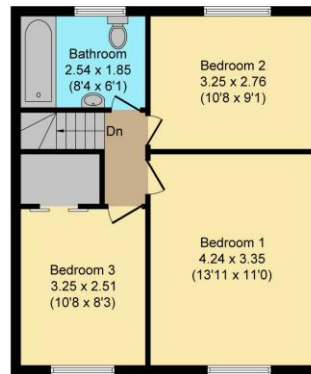
Solar panels with battery.

Council Tax Band

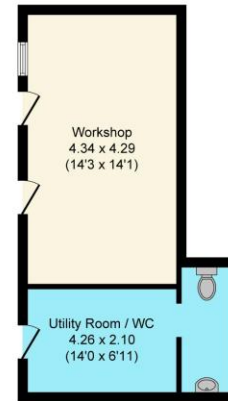
C - North Devon Council



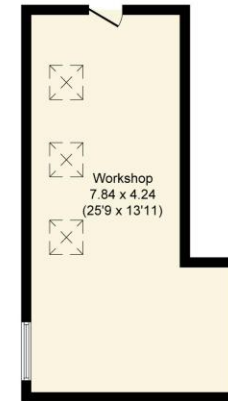
Ground Floor
Floor area 45.0 sq.m. (484.37 sq.ft.)



First Floor
Floor area 44.20 sq.m. (475.76 sq.ft.)



Barn Ground Floor
Floor area 27.20 sq.m. (292.78 sq.ft.)



Barn First Floor
Floor area 27.20 sq.m. (292.78 sq.ft.)

Total floor area: 143.60 sq.m. (1545.69 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

Bratton Fleming has a primary school and millennium green children's play area. Barnstaple Town Centre is some 7 miles in distance and is the historic and regional centre of North Devon.

Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and some of the area's best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The popular sandy beaches of Woolacombe, Croyde and Saunton are all within easy reach and the A361 / North Devon Link Road provides convenient access to the M5 motorway network and beyond.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/truly.litters.absorbing>

From our Office on Boutport Street, proceed up Bear Street. At the traffic lights, continue straight over staying on Bear Street. Follow this road as it merges onto Goodleigh Road. Stay on this road for approximately 6 miles passing through the hamlet of Snapper. Continue into the village of Bratton Fleming passing the Church on your left hand side. Moorland Cottage will be found a short distance after situated on your left hand side opposite the bus stop. Park on the road nearby.

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01271 371 234

for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

