



Bond
Oxborough
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Changing Lifestyles

4 Lake Cottage
Ladywell
Barnstaple
Devon
EX31 1QS

Offers In Excess Of: £180,000
Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

4 Lake Cottage, Ladywell, Barnstaple, Devon, EX31 1QS

A GRADE II LISTED COTTAGE OFFERING AN EXCITING OPPORTUNITY TO MODERNISE



- 2 double Bedrooms
- Separate Study
- Living Room with feature fireplace & multi-fuel burning stove
- Kitchen with door to courtyard-style garden
 - Spacious loft with conversion potential
- Low-maintenance courtyard-style garden with brick-built store
 - Modernisation required throughout
 - No onward chain



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No onward chain. Situated in the highly sought-after Pilton area of Barnstaple, this deceptively spacious Grade II listed cottage is full of character and offers an exciting opportunity for a buyer to make it their own. With 2 double bedrooms, a separate study, a generous loft space and a low-maintenance rear garden, the property has plenty to offer those looking for a project in a well-regarded location.

On entering the cottage, the Living Room is positioned to the left. A sash window, feature fireplace and multi-fuel burning stove add to its character, with the stove also providing heat to the radiators.

To the rear, the Kitchen is fitted with a range of cupboards and drawers and includes an electric cooker point and a useful pantry. A door leads out to the courtyard-style garden which is easy to maintain and benefits from a brick-built store for firewood, garden equipment or general storage.

The first floor provides 2 double Bedrooms, a Study and a Shower Room fitted with a corner shower, WC and wash hand basin. Steps from the Study lead up to a particularly generous loft space with good head height. This offers potential for conversion, subject to the necessary planning and listed building consents.

Unrestricted on-street parking is available to the front of the property on a first-come, first-served basis.

Council Tax Band

B - North Devon Council

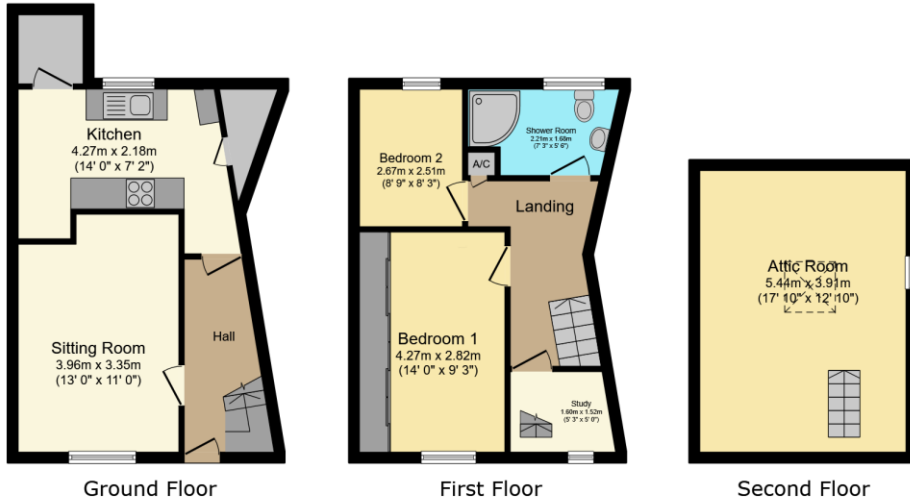


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Have a property to sell or let?

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.



Total floor area: 88.7 sq.m. (955 sq.ft.)

This floor plan is for illustrative purposes 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



Directions

Directions to this property can be easily found by using What3words:
<https://w3w.co/jams.pushes.clean>

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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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