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Changing Lifestyles

Tannery Cottage
Hannaford Lane
Swimbridge
Barnstaple
Devon
EX32 0PL

Guide Price: £500,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Tannery Cottage, Hannaford Lane, Swimbridge, Barnstaple, Devon, EX32 0PL

A BEAUTIFULLY PRESENTED DETACHED COTTAGE



- 3 double Bedrooms
- Warm & inviting dual aspect Lounge
- Cosy Snug - perfect for reading or relaxing
- Dining Room with wood burning stove
- Recently fitted Kitchen in a charming farmhouse style
- Private driveway parking for up to 3 vehicles
- Large rear garden - beautifully landscaped & sectioned to offer a variety of outdoor spaces
- Fully fenced vegetable patch, polytunnel & potting shed
- This is a unique opportunity to own a character-filled country cottage in a prime village location



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Overview

Tucked away in the heart of the desirable village of Swimbridge, this beautifully presented 3 double Bedroom detached cottage sits proudly on a generous plot and exudes character and charm at every turn. Offering a rare combination of traditional features and thoughtful modern touches the property is ideally suited to those seeking a peaceful countryside lifestyle with space, comfort and style.

The cottage has a private driveway with off-road parking for up to 3 vehicles. Stepping inside, the home welcomes you with a warm and inviting dual aspect Lounge complete with a striking feature fireplace and original bread oven. A step leads up to a cosy Snug - perfect for reading or relaxing with luxury vinyl tiled flooring throughout for a contemporary finish. The Dining Room is generously sized and features a newly installed wood burning stove set against flagstone slate flooring - an ideal space for family gatherings or entertaining guests. The compact and practical Kitchen has been recently fitted in a charming farmhouse style, with a range of wall and base units, a Belfast sink and an integrated dishwasher. The adjacent Utility and Rear Porch areas provide additional practical space, with plumbing for a washing machine, room for a freestanding fridge / freezer, and further countertop and storage units. A stable door opens directly onto the garden, blending indoor and outdoor living.

Upstairs, a split-level Landing leads to 3 spacious double Bedrooms. The main Bedroom is bright and airy enjoying dual windows overlooking the rear garden, a built-in double wardrobe and ample space for further freestanding furniture. It also benefits from a stylish En-suite Shower Room with fully tiled walls and a walk-in shower. Bedrooms 2 and 3 are well-proportioned and have solid wood flooring. Bedroom 2 includes a fitted wardrobe, while Bedroom 3 is dual aspect overlooking the garden. The modern Bathroom, fitted with a bath and overhead shower, a WC, wash hand basin and a heated towel rail, completes this floor.

Outside, the property truly comes into its own. The large garden is beautifully landscaped and sectioned to offer a variety of outdoor spaces. A gravelled seating area and patio provide ideal spots for al-fresco dining, while the main lawn is dotted with mature trees, shrubs, wildflowers and raised beds. Stone sheds offer additional dry storage. For gardening enthusiasts, there is a fully fenced vegetable patch, a polytunnel and a potting shed, alongside an open orchard area that enhances the sense of rural tranquillity.

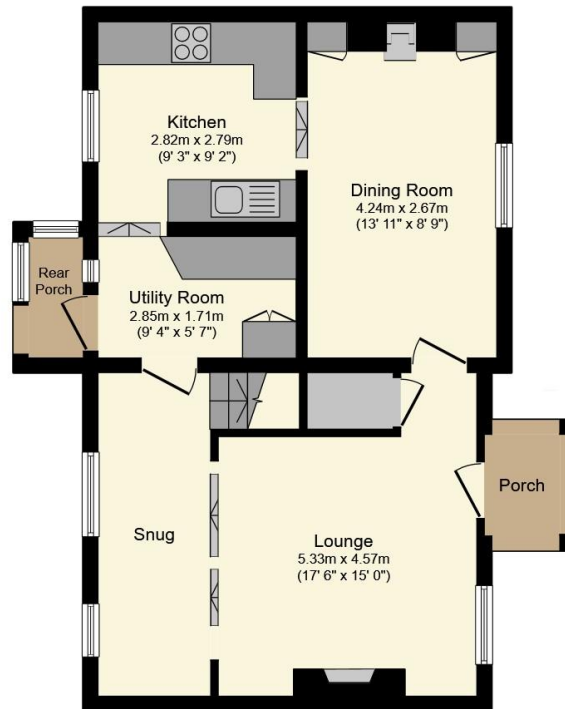
This is a unique opportunity to own a character-filled country cottage in a prime village location, with the space, charm and practicality to suit a range of lifestyles, particularly those with a passion for gardening and outdoor living.

Agent Notes

The gable and chimney have been re-rendered and pointed
The front aspect of the property has been re-rendered
The property has been re-painted externally

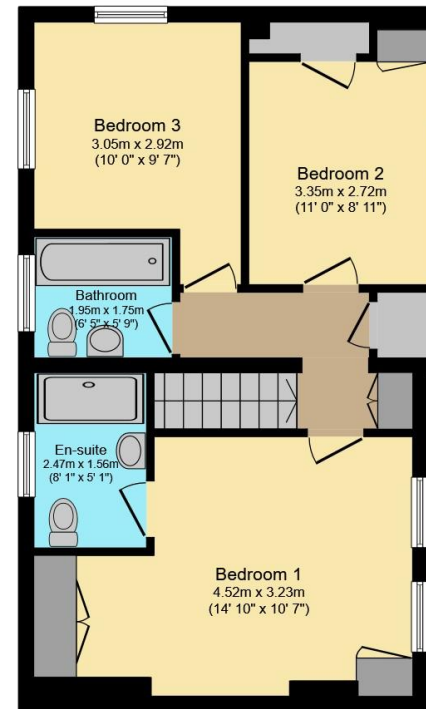
Council Tax Band

D - North Devon Council



Ground Floor

Floor area 55.2 sq.m. (594 sq.ft.)



First Floor

Floor area 51.9 sq.m. (558 sq.ft.)

Total floor area: 107.1 sq.m. (1,153 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





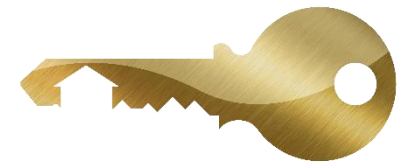
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Area Information

The charming village of Swimbridge is nestled in rolling North Devon countryside conveniently located between the market town of South Molton and regional centre of Barnstaple.

Local services and amenities include an excellent village primary and pre-school, an historic parish church hosting a weekly post office service, a village hall and the well-known Jack Russell public house.

A regular bus service runs between South Molton and Barnstaple.

Barnstaple Town Centre, the historic and regional centre of North Devon, 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, restaurants and the North Devon District Hospital. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond. Exmoor National Park and North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship golf course) and Woolacombe are all within about half an hour by car. The nearest International airports are at Bristol and Exeter.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/sprint.blaring.documents>

From Barnstaple Town Centre proceed along Alexandra Road following directions towards Landkey / Swimbridge / South Molton / A361. At the Landkey roundabout, take the second exit proceeding through the village of Landkey and onto the village of Swimbridge. Passing the village square, take the next right hand turning before the village pub (The Jack Russell) onto Hannaford Lane. Continue for a short distance to where the property will be located on your left hand side with a name plate and For Sale board clearly displayed. Parking will be available on the driveway.

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.

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

105-106 Boutport Street

Barnstaple

Devon

EX31 1SY

Tel: 01271 371 234

Email: barnstaple@bopproperty.com


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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 | | 105 |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

