



Bond
Oxborough
Phillips

Changing Lifestyles

Burrows Cottage
Hiscott
Barnstaple
Devon
EX31 3JS

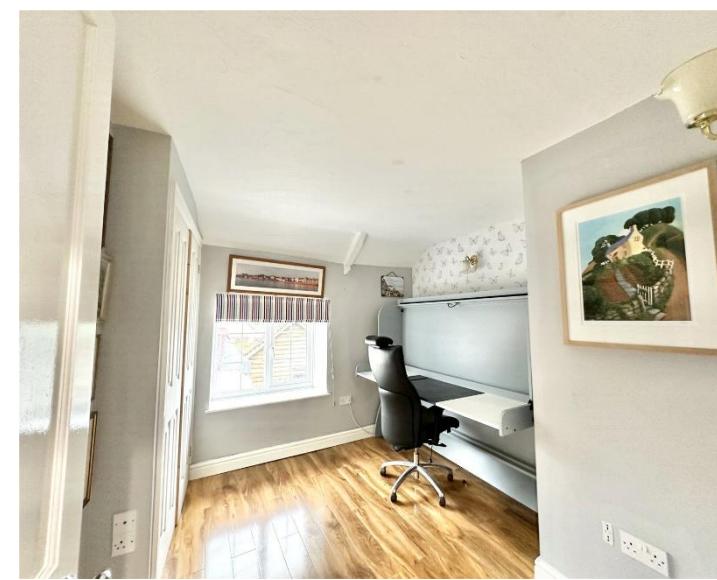
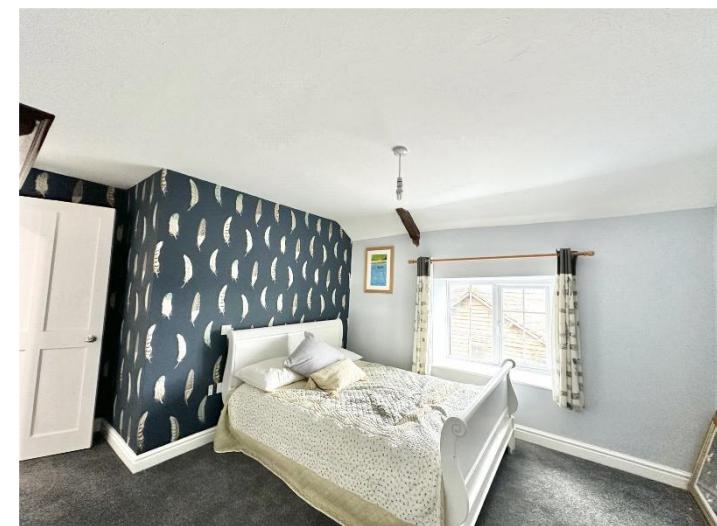
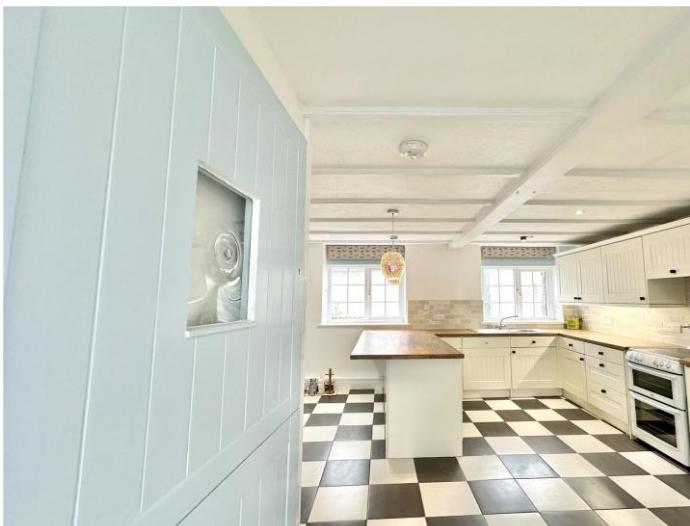
Asking Price: £365,000 Freehold



Changing Lifestyles

01805 624 426

torrington@bopproperty.com



Changing Lifestyles

01805 624 426
torrington@boproperty.com

Burrows Cottage, Hiscott, Barnstaple, Devon, EX31 3JS

Changing Lifestyles



Changing Lifestyles

01805 624 426

torrington@bopproperty.com

Welcome Home, As soon as I stepped through the front door of Burrows Cottage I just knew this was it. The warmth, the charm, the beautiful patterned tiled floor that greets you and instantly draws you in, it is the kind of home you fall in love with before you even realise it.

Everything about this cottage feels welcoming. From the carefully chosen Victorian style tiles to the soft glow of the wall lighting, it has all been lovingly designed by the current owner and you can really feel it in every room.

The living room is a real showstopper, full of space and character, and the log burner right in the heart of it makes it feel cosy all year round. It is the kind of room that makes you want to curl up with a book or invite friends round just to enjoy it together. Then there is the kitchen breakfast room which has been just as beautifully thought through. It is perfect for hosting, cooking, chatting over coffee. It even has a built in larder cupboard and sliding doors that take you straight into the utility room which then leads directly out into the garden.

Speaking of which, the garden is a total dream. It starts with a new decked seating area that is ideal for summer evenings, then steps into the main garden which is fully enclosed and surrounded by mature shrubs and even apple trees lining the boundary. It feels private, peaceful and full of life all at once.

Back inside, the property has two staircases which adds such a lovely quirk to the layout. Upstairs, the main landing stretches out to bedrooms two, three and four. All are doubles and all have lovely front facing views. The family bathroom is right at the end of the hallway and has been recently fitted with tasteful finishes that keep in style with the rest of the house. Bedroom four is particularly special because it can also be accessed via the second staircase which leads up to what is undoubtedly the showpiece of the home, the master bedroom.

The master bedroom is large and has windows to both the front and back so you get gorgeous views over the garden and beyond. There is also a private ensuite shower room so you have got your own space tucked away from the rest of the house and it is just so peaceful up there. A real retreat. The property also comes with an integral garage that is already fitted with an electric roller door so it is ready to go at the push of a button. Whether you want to use it for parking or as extra storage or even as a workshop it is another really useful part of the home.

Now let me tell you a bit about Hiscott because it is just as special as the cottage itself. It is a peaceful little village in the heart of the North Devon countryside. The locals are friendly and welcoming and there is a real sense of community here. You are surrounded by rolling hills and green fields as far as the eye can see and it is perfect for anyone who loves the outdoors.

There are plenty of walking trails and it is a haven for wildlife too. Birdwatchers will love it as well with buzzard and other birds of prey.

This is more than just a house. It is a home that has been filled with care and love and it is ready for the next chapter. I cannot wait for someone else to walk through that door and feel what I felt. Instantly at home.





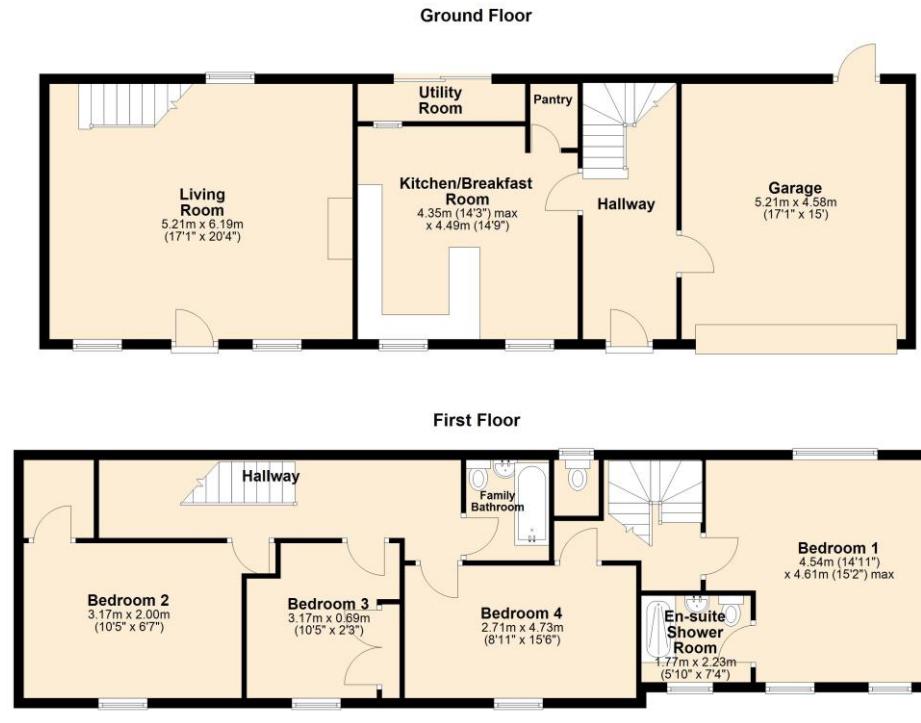
Changing Lifestyles

01805 624 426
torrington@boproperty.com



Changing Lifestyles

01805 624 426
torrington@bopproperty.com



Directions

From Barnstaple, depart in a southerly direction along the B3232 as though towards Torrington. On entering the village of Newton Tracey, just after the Hunters Inn, turn left signposted Harracott / Hiscott. Proceed out into open countryside and through the cluster of properties at Pristacott passing East Pristacott Farm on your right hand side. Proceed onwards until you reach Combe Cross where turn right. Continue in to Hiscott where Burrows cottage will be 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 & 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 able 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...

Office photo to follow
shortly

Have a property to sell or let?

If you are considering selling or letting your home,
please contact us today on 01805 624 426 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

01805 624 426

for a free conveyancing
quote and mortgage advice.

2 Well Street
Torrington
Devon
EX38 8EP

Tel: 01805 624 426

Email: torrington@bopproperty.com

