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Changing Lifestyles

Oak Cottage
Lower Loxhore
Barnstaple
Devon
EX31 4SY

Guide Price: £550,000 Freehold



Changing Lifestyles

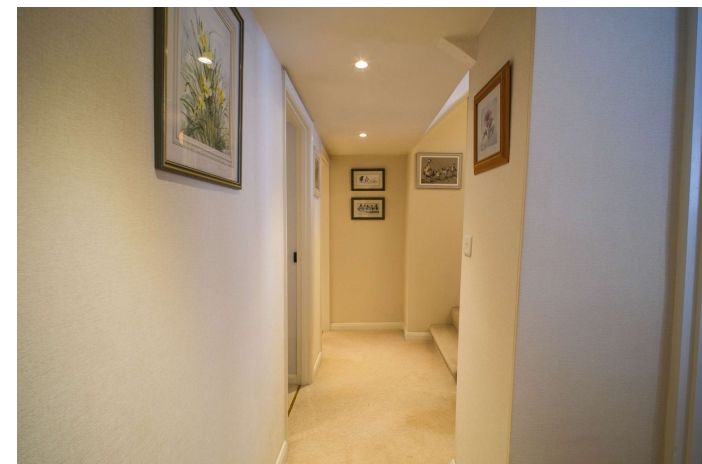
01271 371 234
barnstaple@boproperty.com

Oak Cottage, Lower Loxhore, Barnstaple, Devon, EX31 4SY

A DETACHED PERIOD COTTAGE OCCUPYING A PEACEFUL RURAL SETTING



- 4 Bedrooms (2 En-suite)
- Stunning valley & countryside views with privacy
- Character features: exposed beams, inglenook fireplaces, Rayburn stove
 - Kitchen/Dining Room with Rayburn
 - Family Bathroom
- Generous gardens with terrace, lawn, greenhouse & outbuildings
 - Ample parking with 2 driveways
- Attached Garage (with conversion potential)



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Overview

Occupying a peaceful rural location in the North Devon hamlet of Lower Loxhore is this beautifully presented 4 Bedroom detached period home offering exceptional privacy, character features and idyllic outdoor space. This charming stone-built cottage enjoys a wonderful outlook over the valley and woodland beyond, providing a true sense of seclusion with no immediate neighbours. Thoughtfully maintained and deceptively spacious, the property blends timeless charm with modern comforts, making it ideal for families, home workers or those seeking a lifestyle escape with excellent connections.

A stable door opens into the heart of the home - a generous Kitchen / Dining Room with beamed ceilings, a Rayburn stove set within a chimney recess and a comprehensive range of fitted units and integrated appliances including a double oven, LPG hob, dishwasher and fridge / freezer. A door leads through to a practical Utility Room with further storage, space for laundry appliances and direct access to the garden.

The spacious Sitting Room enjoys twin windows to the front framing stunning countryside views and is centred around a large inglenook fireplace with a wood burning stove and original bread oven. A connecting Inner Hall leads to a bright Study with rear aspect windows and internal access to the adjoining Garage, which offers excellent potential for conversion (subject to planning) to additional living space, a workshop or home office.

Upstairs, a central Landing gives access to 4 generously proportioned Bedrooms, 3 of which enjoy wonderful open views across the valley. The Principal Bedroom benefits from built-in wardrobes and a modern En-Suite Shower Room, while Bedroom 2 also includes built-in storage and an En-Suite. The remaining Bedrooms (including a dual aspect fourth room) provide excellent flexibility as guest rooms, children's rooms or further work-from-home spaces. A well-appointed Family Bathroom with panelled bath and shower completes the first floor, along with additional built-in storage.

Externally, the property sits within generous gardens on all sides. To one side is a lawned garden with colourful shrubs, greenhouse and a pathway leading to a decked seating area. There are also sloped lawned gardens on the opposite side of the house with a raised seating area overlooking the surrounding greenery. There are 2 driveways providing ample off-road parking, as well as the Attached Garage with power and light.

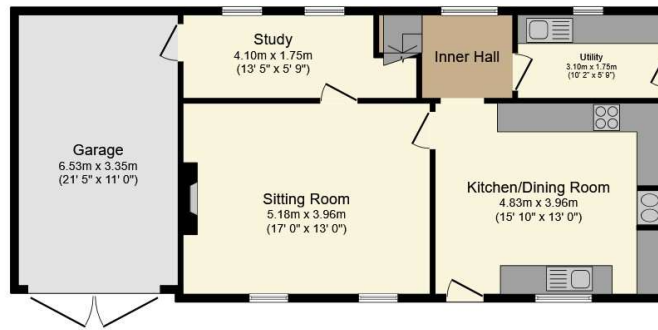
This truly unique 4 Bedroom home is set in one of North Devon's most scenic spots - a rare opportunity to acquire a characterful, well-appointed property with generous outdoor space, scope for further enhancement and direct access to countryside living.

Agents Note

The property possesses private drainage and oil fired central heating. There is mains electrics and water to the property.

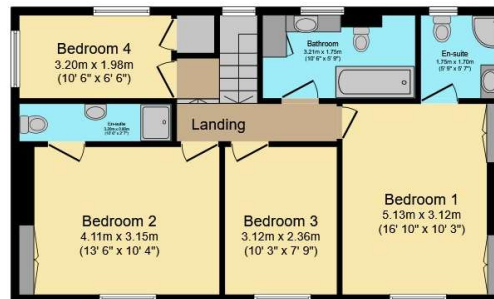
Council Tax Band

E - North Devon Council



Ground Floor

Floor area 78.7 sq.m. (847 sq.ft.)

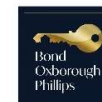


First Floor

Floor area 59.1 sq.m. (637 sq.ft.)

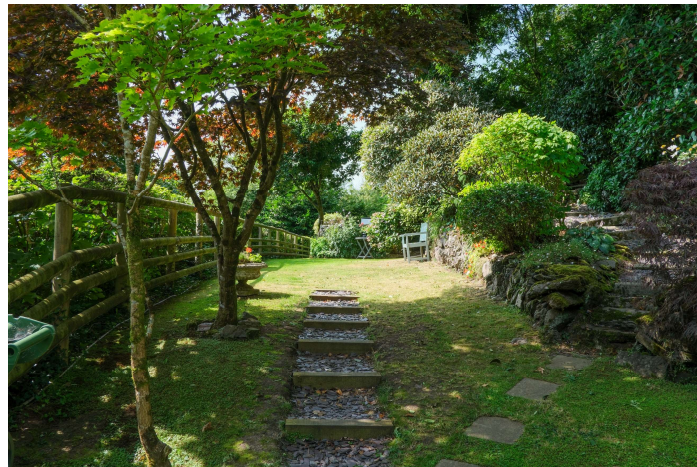
Total floor area: 137.8 sq.m. (1,484 sq.ft.)

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





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Area Information

The property is located within easy access to amenities at Bratton Fleming and Barnstaple, as well as the breathtaking Exmoor National Park, and the beautiful North Devon coastline.

The nearby larger village of Bratton Fleming is around 3.5 miles away and offers a range of amenities including a village shop and primary school. The regional centre of Barnstaple is around 6 miles away and offers all the area's main business, commercial, leisure and shopping venues.

Exmoor National Park, around 4.5 miles away, is famous for its undulating moors and pastureland, with streams and rivers running down through deep wooded combs to the spectacular coastline below, and offers a range of countryside pursuits including walking, shooting and fishing.

The stunning and spectacular coastline is easily accessible, with the coastal village of Combe Martin being the closest, around 9 miles away, with the popular sandy and surfing beaches of Croyde, Saunton, Putsborough and Woolacombe a little further afield.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/cherubs.decay.triangles>

From our office on Boutport Street, head northeast along High Street (A39) towards the A361 North Devon Link Road. Continue following the A39 out of Barnstaple for approximately 4 miles. Take the turning for Lower Loxhore and follow the village road. Oak Cottage will be found 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.

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

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Email: barnstaple@bopproperty.com

Have a property to sell or let?

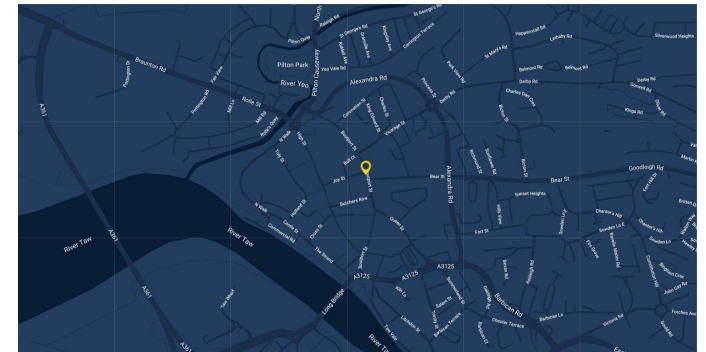
If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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EPC TO FOLLOW



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