



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Cobblers Cottage  
Yarnscombe  
Barnstaple  
Devon  
EX31 3LP

**Guide Price: £425,000 Freehold**



Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)



# Cobblers Cottage, Yarnscombe, Barnstaple, Devon, EX31 3LP

A CHARMING CHARACTER COTTAGE BLENDING PERIOD CHARACTER WITH MODERN COMFORT



- 3-4 Bedrooms (1En-suite)
- Bright, well-appointed Kitchen
- Dining Room with inglenook fireplace, wood burner & traditional bread oven
- Inviting dual aspect Living Room with charming fireplace & wood burner
- Generous wrap-around gardens laid to lawn - ideal for alfresco enjoyment & privacy
- Parking for up to 4 vehicles via a shared driveway



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## Overview

**A rare opportunity to acquire a spacious and enchanting detached 3-4 Bedroom cottage in the heart of the picturesque village of Yarnscombe. Cobblers Cottage perfectly combines period character with modern comfort, featuring 3 double Bedrooms, 3 Reception Rooms and generous wrap-around gardens.**

**The accommodation is thoughtfully arranged, welcoming you through a charming Entrance Porch into a home that exudes warmth and character. Exposed wooden beams, cosy corners and traditional features create a delightful cottage atmosphere throughout.**

**A bright, well-appointed Kitchen with a range of matching cupboards, integrated appliances and pantry-style storage offer both style and practicality for modern living.**

**The Dining Room is a true characterful retreat, with a picturesque inglenook fireplace, wood burner and traditional bread oven - perfect for cosy evenings by the fire.**

**The Living Room is equally inviting, boasting a dual aspect outlook, original wood flooring and a charming fireplace with a wood burning stove providing a warm and relaxing space to unwind. A third Reception Room adds flexibility, whether used as an additional Bedroom or the ideal Home Office.**

**A Cloakroom, equipped with a WC and wash hand basin completes the ground floor accommodation.**

**Upstairs, the Master Bedroom enjoys fitted wardrobes and a private En-suite Shower Room, while 2 further double Bedrooms, including a stunning triple-aspect room, offer beautiful views over the gardens and surrounding valley. The spacious Family Bathroom features a corner bath, WC and wash hand basin.**

**Outside, Cobblers Cottage is surrounded by generous wrap-around gardens, predominantly laid to lawn with plenty of space for al-fresco enjoyment and a sense of tranquillity and privacy. A shared driveway leads to parking for up to 4 vehicles, a rare and valuable asset in this sought after location.**

**This is a home that combines heritage charm, cosy living spaces and flexible modern functionality, making it a truly special property in a delightful Devon village.**

## Services

Oil fired central heating. Mains drainage, electric and water.

## Council Tax Band

C - Torridge District Council



Ground Floor

Floor area 62.40 sq.m. (671.67 sq.ft.)



First Floor

Floor area 58.90 sq.m. (633.99 sq.ft.)

Total floor area: 121.30 sq.m. (1305.66 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.









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## Area Information

Yarnscombe is a tranquil rural community nicely tucked away in the rolling North Devon countryside, just a short drive to the 3 major towns of Barnstaple, Bideford and Great Torrington.

Within the village there is a thriving community hall offering a range of social events and clubs. One little quirk of the village is the phone box library in the heart of the community where you can pick up your next novel to read in front of the fire.

There are some stunning walks through the countryside and woodlands that surround the village, plenty of places to explore and enjoy the fresh air. Both Dartmoor and Exmoor national parks are within an hour's drive away whilst the closest coastline is only a 12 mile drive and is very popular with surfers and bodyboarders alike.

## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/relating.commenced.sticky>

From Barnstaple Town Centre, continue over the Long Bridge. At the roundabout, take the third exit and proceed up Sticklepath Hill. Proceed to the roundabout at the Cedars Inn and turn left towards the Roundswell roundabout. Proceed across onto the B3223 Torrington Road. Pass through the villages of Newton Tracey and Alverdiscott. Continue on this road and take the left hand turning signposted Yarnscombe. Follow this road into the village to where "Cobblers Cottage" will be found after a short distance on your left hand side opposite the red phone box.

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.

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

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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.

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.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

