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Changing Lifestyles

Wyan Cottage
Stoke Rivers
Barnstaple
Devon
EX32 7LD

Guide Price: £575,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

Wyan Cottage, Stoke Rivers, Barnstaple, Devon, EX32 7LD

A DETACHED PROPERTY WITH A DELIGHTFUL BLEND OF CHARM & MODERNITY



- 4 Bedrooms (2 En-suite)
- Lounge with striking inglenook fireplace
- Sitting Room, perfect for unwinding after a long day
- Open-plan, dual aspect Kitchen / Diner with French doors opening onto a patio
 - Large, newly refurbished Bathroom
 - Single Garage, Utility Room & Study
 - Mature wrap-around gardens
 - Tranquil village location



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Overview

Set within a tranquil village location is this well-decorated 4 Bedroom detached property. The house is a delightful blend of charm and modernity, punctuated by an array of unique features.

Upon entering, you are greeted by 2 spacious Reception Rooms. The Lounge boasts a striking inglenook fireplace with bread oven and offers serene views onto the mature wrap-around gardens. The Sitting Room serves as an intimate area, perfect for unwinding after a long day.

The heart of the home is undoubtedly the open-plan, dual aspect Kitchen / Diner. Updated by the current owners, it offers ample space for cooking and dining and is the perfect room for entertaining. With French doors opening from the dining area onto a patio, this room brings the outside in.

The property contains 4 double Bedrooms, each filled with natural light. The first and second Bedrooms each come with En-suite Shower Rooms. The remaining 2 Bedrooms offer ample space, making them perfect for family living or guest accommodation. The property also enjoys a large, newly refurbished Bathroom.

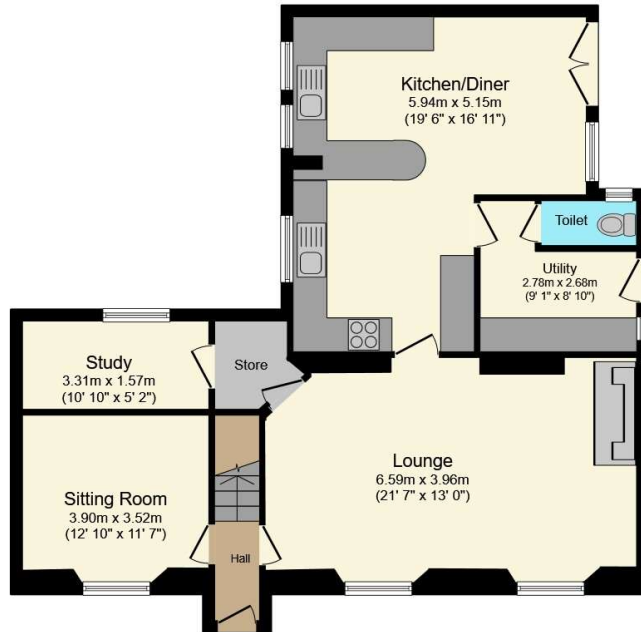
Additional features include a Single Garage with an electric door, a Utility Room and additional outside storage. The property is also equipped with solar panels (10 + 5kwh battery), making it energy efficient. A feature wood burner in the Lounge creates a cosy atmosphere, and the recent addition of a new boiler together with the majority of the property being double glazed helps ensure reliability and efficiency.

The property enjoys a gentle sloping lawn which has surrounding bedding borders with mature wrap-around gardens leading to the low-maintenance patio, offering a peaceful outdoor retreat.

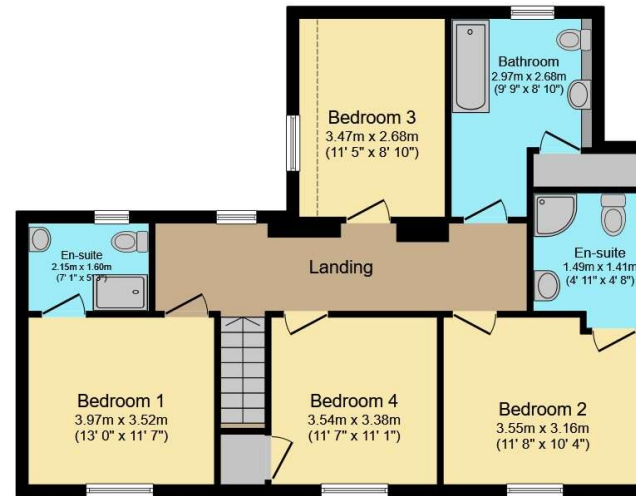
In conclusion, this property is an ideal purchase for buyers seeking a blend of traditional charm and modern comfort. Its location, unique features and neutral decoration make it a wonderful place to call home.

Council Tax Band

F - North Devon Council



Ground Floor
Floor area 81.1 sq.m. (873 sq.ft.)



First Floor
Floor area 70.6 sq.m. (760 sq.ft.)

TOTAL: 151.8 sq.m. (1,634 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

Stoke Rivers is a small attractive village nestling deep in the North Devon countryside, close to Exmoor National Park, and with the nearby villages of Bratton Fleming and Goodleigh offering community facilities including primary schooling.

Barnstaple Town Centre is within easy driving distance and offers an excellent range of local and national high street shops, banks and leisure facilities and a branch railway line linking Barnstaple with Exeter St. David's, with further connecting services to London and beyond, and to Exeter Central for the excellent shopping facilities.

Directions

Directions to this property can be easily found by using What3words: reissued,hails,soil (<https://w3w.co/reissued,hails,soil>).

From our Office on Boutport Street, proceed up Bear Street. At the traffic lights, proceed straight across onto Goodleigh Road. Continue on this road as if towards Bratton Fleming and at Chelfham, turn right under the viaduct signposted Stoke Rivers. On entering the village, turn left by the telephone box and continue along this road. After a short distance, the road bends to your left and Wyan Cottage can be seen 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...

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Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			101
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	