



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Mount Cottage  
Roundswell  
Barnstaple  
Devon  
EX31 3NP

**Guide Price: £450,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

Mount Cottage, Roundswell, Barnstaple, Devon, EX31 3NP



## A SPECTACULAR DETACHED PROPERTY ENJOYING WONDERFUL VIEWS

- 4 Bedrooms (1 En-suite)
- Large but cosy Lounge with wood burner
- Large Conservatory enjoying wonderful views
  - Office, Utility, Cloakroom & Pantry
- Large, open-plan Kitchen / Diner with wood burner & Breakfast Bar
  - First Floor Family Bathroom
- Rear garden with large lawns & multiple patio areas to enjoy the wonderful views
  - Gated driveway parking & Single Garage
  - Located just a stone's throw from local amenities & Barnstaple Town



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## Overview

Located just a stone's throw from local amenities and Barnstaple Town, this spectacular 4 Bedroom detached property enjoys phenomenal countryside views, has gated parking for several vehicles, large lawned gardens and a Single Garage.

Internally the property offers a large but cosy Lounge with a feature wood burner. There are bi-folding doors from the Lounge into the large Conservatory which is one of the many highlights of the property. The conservatory offers fantastic views that can be enjoyed all year round. Whether you want a peaceful spot to sip your morning coffee or a space for entertaining guests, this Conservatory ticks all the boxes.

Additionally on the Ground Floor is an Office space and a large, open-plan Kitchen / Diner which is situated within the original thick cottage walls and has a feature wood burner, a Breakfast Bar and doors leading to the Utility, Cloakroom and pantry space.

To the First Floor are 4 good sized Bedrooms, 3 doubles and a single. The Main Bedroom has its own En-suite facility whilst the other Bedrooms benefit from a Family Bathroom with 3-piece suite.

Outside, the property showcases large lawned gardens, a pond and a vegetable patch, ripe for any green fingered garden lovers. The garden is fully secure with fenced and hedge boundaries. There are multiple secluded patio areas to enjoy the evening sunshine and take in the countryside or estuary views. Within the garden is a large shed with power and light connected.

For your parking needs, the property has a Single Garage with power and light connected and gated driveway parking, providing security and privacy.

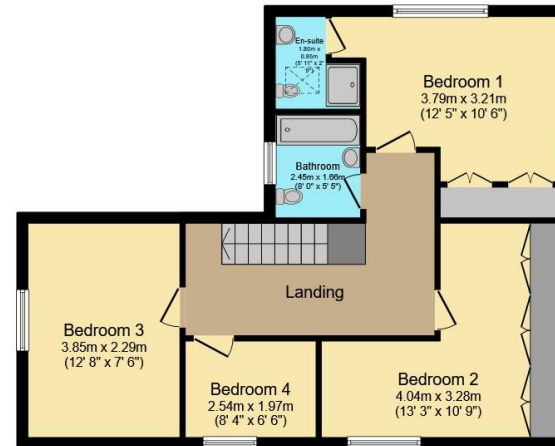
In conclusion, this is a fantastic property with lots of outside space, parking and accommodation enjoying countryside views whilst being located in a prominent position. Call to arrange your viewing.

### Council Tax Band

E - North Devon Council



**Ground Floor**  
Floor area 106.5 m<sup>2</sup> (1,146 sq.ft.)



**First Floor**  
Floor area 65.3 m<sup>2</sup> (703 sq.ft.)

**TOTAL: 171.8 m<sup>2</sup> (1,849 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](http://www.Propertybox.io)

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## Area Information

Situated within the popular residential development of Roundswell, all local amenities are close to hand with numerous superstores and supermarkets. Barnstaple Town Centre is within reach with many high street and independent stores, restaurants, a cinema, public houses and a wide variety of leisure facilities.

The North Devon Link Road is also convenient and a bus service operates in the area. A branch railway line links Barnstaple with Exeter St. David's and to Exeter Central for the excellent shopping facilities.

## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/icon.contact.photocopy>

From Barnstaple Town Centre proceed up Sticklepath Hill. At the mini roundabout, continue straight across onto Bickington Road. At The Cedars roundabout, turn left. At the next roundabout, proceed straight across. Proceed straight across at the next roundabout and climb the hill for about one third of a mile. The property will be located on your right hand side with a numberplate and For Sale notice clearly displayed. Drive through the double gates and park on the driveway where an agent will meet you to show you the property.

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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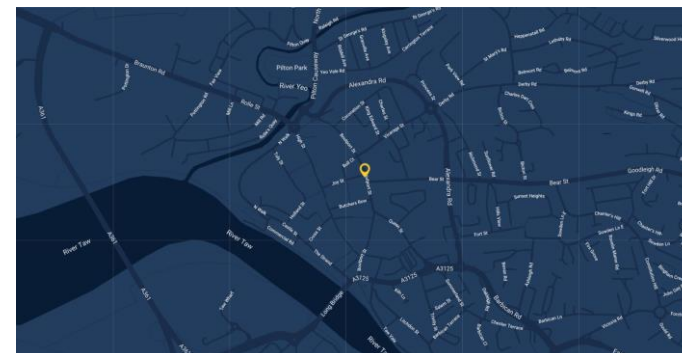
### Have a property to sell or let?

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>49</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	