



Bond  
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*Changing Lifestyles*

Jasmine Cottage  
Milltown  
Barnstaple  
Devon  
EX31 4HG

**Guide Price: £525,000 Freehold**



**Changing Lifestyles**

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

# Jasmine Cottage, Milltown, Barnstaple, Devon, EX31 4HG

AN EXQUISITELY EXTENDED & IMMACULATELY PRESENTED SEMI-DETACHED COTTAGE



- 4 Bedrooms
- Spacious, open-plan Kitchen / Diner & Utility Room
  - Separate Dining Room
  - Cosy Living Room with feature fireplace
    - Well-appointed Office / Study
  - Modern & stylish 4-piece Bathroom suite
- Double Garage & extensive parking & turning area
  - Predominantly lawned garden
- Panoramic views over the valley & countryside
  - No onward chain



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## Overview

Welcome to Jasmine Cottage, an exquisitely extended 4 Bedroom semi-detached cottage that harmoniously blends traditional charm with modern luxury. This immaculately presented home has been fully renovated throughout, ensuring every detail has been thoughtfully considered and is available for sale with no onward chain.

**Ground Floor:** Step inside to discover a spacious and inviting open-plan Kitchen / Diner, featuring a stunning breakfast island, Aga cooker and underfloor heating – the perfect heart of the home for family gatherings and culinary adventures. The separate Dining Room offers an elegant space for more formal occasions, while the cosy Living Room, complete with a feature fireplace, provides a relaxing retreat. Additionally, a well-appointed Office / Study offers a quiet space for work or reading. The Utility offers further cooking and preparation space with electric hob and oven, plumbing and space for a washing machine and tumble dryer together with a downstairs WC located at the far end.

**First Floor:** Upstairs, Jasmine Cottage boasts 4 generously sized double Bedrooms. The main Bedroom impresses with breathtaking countryside views, double-width fitted wardrobes and a versatile Dressing Room that comes with plumbing ready for an En-suite conversion. Bedroom 2 is a large double, also enjoying countryside views and ample storage with its double-width fitted wardrobe. Bedrooms 3 and 4 are light-filled, well-proportioned doubles, each positioned to the front and rear elevations respectively. This floor is completed with a modern, stylish 4-piece Bathroom suite.

**Outside:** The exterior of Jasmine Cottage is equally captivating. A large Double Garage features electric up-and-over doors, fitted storage units, power and lighting – ideal for housing vehicles or a workshop space. The extensive blue slate chipping parking and turning area ensures ample space for multiple cars.

A charming patio pathway leads to a predominantly lawned garden, perfect for outdoor activities and relaxation. Additional outside storage with power is a practical bonus, while the large sunny patio area provides an idyllic spot to enjoy panoramic views over the valley and countryside. The property also has the added opportunity for further conversion (STPP) with 2 small barns that are currently used for log storage but offer further potential for a multitude of uses.

Jasmine Cottage offers a rare opportunity to own a meticulously renovated, beautifully presented home in a picturesque setting. It combines the best of country living with modern conveniences, ready to welcome its new owners. Don't miss the chance to make this dream property your own.

### Agents Notes

The vendors have informed us that there is a small flying freehold above the Office / Study.

The heating and hot water is provided by the oil fired boiler.

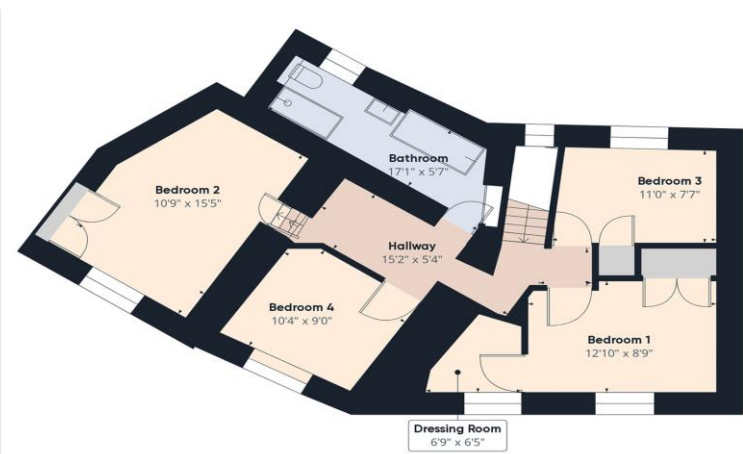
Electricity and water are connected via the mains system.

### Council Tax Band

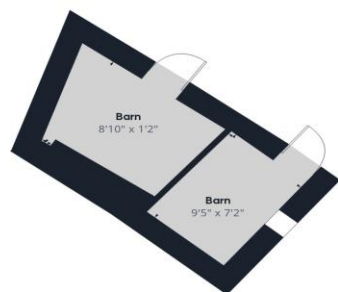
C - North Devon Council



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3





Jasmine Cottage, Milltown, Barnstaple, Devon, EX31 4HG



## Area Information

Barnstaple Town Centre, the historic and regional centre of North Devon, is surrounded by beautiful countryside and some of the area's best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre, restaurants and the North Devon District Hospital. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond. Exmoor National Park and North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship golf course) and Woolacombe are all within about half an hour by car. The nearest International airports are at Bristol and Exeter.

## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/potential.sharpened.limp>

Heading out of Barnstaple, following the signs towards North Devon District Hospital and continue over the roundabout taking the second exit onto Shirwell Road (A39). Take the first left hand turning onto the B3230 following directions towards Muddiford / Milltown. Passing through Muddiford and heading into Milltown, look for a crossroads and take the right hand turning off the main road onto an unnamed road. Take the second left hand turning to where the track will narrow to a single lane. Continue along this lane bearing left half way down. Continue to the end to where the driveway and turning area for Jasmine Cottage will be located at the end.

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

EX31 1SY

Tel: 01271 371 234

Email: [barnstaple@bopproperty.com](mailto: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.

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			102
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	42	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	