

MEADOW COTTAGE

TAWSTOCK, BARNSTAPLE, DEVON, EX31 3JD

£425,000

A beautifully restored period cottage, thoughtfully enhanced for modern living, enjoying an idyllic hamlet setting, far-reaching countryside views and a wonderfully private south-westerly garden.

Meadow Cottage is a characterful and beautifully presented three-bedroom home where traditional charm and contemporary comfort have been brought together with considerable care. Lovingly restored and significantly improved in recent years, the property retains an abundance of its original character while incorporating a host of thoughtful modern enhancements, quality finishes and practical improvements.

Set within a picturesque and peaceful hamlet, the cottage enjoys a wonderfully rural feel while remaining only around seven minutes from Barnstaple. With three bedrooms, two bathrooms, generous parking and a private south-westerly facing garden overlooking the surrounding countryside, it offers an appealing combination of country living, entertaining space and everyday convenience.

The accommodation has been carefully arranged across two floors, with original features complemented by new carpets, updated bathrooms and a modern, well-equipped kitchen. The spacious living and dining room provides a welcoming heart to the home, with a wood burner creating a natural focal point whilst the garden room provides an excellent additional living & entertaining area with bi-fold doors providing a seamless connection to the outside.

The kitchen has been thoughtfully fitted for both everyday family life and entertaining, incorporating an integrated fridge and freezer, dishwasher, electric oven and microwave, wine fridge, gas hob and the Aga. A useful utility room and generous ground-floor bathroom further enhance the practicality of the accommodation.

Upstairs, three well-proportioned bedrooms enjoy views towards the rear garden and countryside, with the principal bedroom benefiting from fitted wardrobes. The contemporary family bathroom has been upgraded with a stylish walk-in wet-room shower, complemented by a WC, wash basin and heated towel rail.











Outside, the garden is arguably one of the property's greatest assets. The south-westerly orientation provides excellent afternoon and evening sunshine, while established planting and fruit trees create a mature and secluded setting. Beautiful countryside views extend beyond the garden, creating a peaceful backdrop in which to relax, dine or entertain.

A covered outdoor bar and entertaining area adds another dimension to the garden and has been designed with entertaining in mind, with bi-fold doors opening from the house and outdoor power points providing useful flexibility for lighting, music and appliances. The combination of lawn, mature planting and seating areas creates a garden that can be enjoyed throughout the year.

Backing onto, and within approximately 100 yards of, Uppacott Wood, a Devon Wildlife Trust Nature Reserve, the property is particularly well placed for those who enjoy walking and the outdoors. The surrounding countryside and nearby Tarka Trail provide further opportunities to enjoy the North Devon landscape.

To the front, a gravelled driveway provides generous off-road parking for approximately five to six vehicles, together with a useful lean-to storage area.

In all, Meadow Cottage offers a rare opportunity to enjoy the character and atmosphere of a traditional Devon cottage, combined with the comfort, quality and flexibility of a home that has been thoughtfully restored and significantly improved for modern life.

NEED TO KNOW

Services: Mains electric, gas & water. Private drainage.
Fibre broadband direct to property
Energy Performance Certificate (EPC): F (32)
Council Tax: Band D (£2,550.22 per annum)

What3Words: connects.lamplight.mentions















24 The Quay | Bideford | Devon | EX39 2EZ

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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