



## Moorland Cottage

Parracombe, Barnstaple, Devon, EX31 4RA

Offers in Excess of £1,000,000

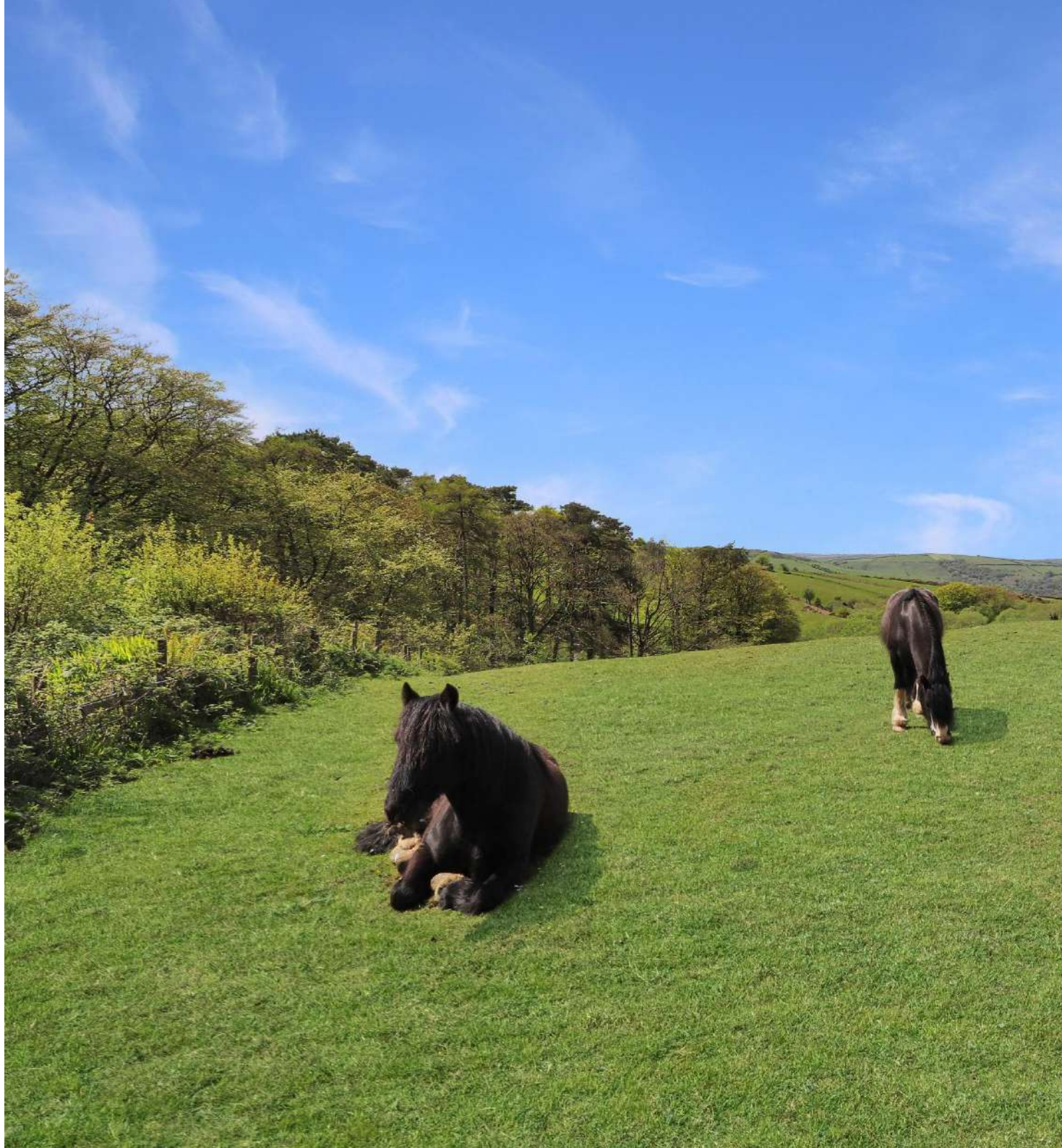
EPC: E Council Tax: \*E Tenure: Freehold Bedrooms: 5 Reception Rooms: 3 Bathrooms: 3

FINE & COUNTRY

# KEY FEATURES

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- Idyllic location within Exmoor National Park surrounded by rolling fields and countryside
- Charming detached 5 Bedroom house with 3 bathrooms and 3/4 Reception Rooms
- With all modern amenities, including oil fired central heating, UPVC double glazed windows
- Versatile accommodation which can be one large family home or split to create self-contained annexe for dependant relative or provide income stream
- Spectacular views in every direction with sea views in the distance from front aspect
- South facing aspect with mature gardens featuring a variety of shrubs, trees and plants
- Detached double garage 24'11" x 15' and a separate purpose-built stable block with 2 loose boxes, 1 tack room, turn out yard and 2 paddocks
- Total plot amounting to just under 2 acres











# STEP INSIDE

## Moorland Cottage

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Nestled within Exmoor National Park, Moorland Cottage is a charming detached period property which offers a wealth of character and charm throughout. Boasting 5 bedrooms, 3 reception rooms, and 3 bathrooms, this residence offers a lovely homely feel but with the benefit of all modern-day comforts.

Upon entering this spacious family home, you are greeted with a sense of warmth and comfort with each room having its own distinct style and character. The ground floor shower room adds practicality to the layout and offers a newly fitted suite and attractive tiling. An inviting Kitchen/Breakfast Room is comprehensively equipped with an extensive range of wall and base units, inset sink, electric hob with extractor over, built in double oven and integrated dishwasher. There is also access to the rear garden. Off the kitchen is a useful Utility/Boot Room providing further appliance space and plumbing for washing machine.

The property has an array of reception rooms, the first being the Dining Room with storage cupboards and a full-length glazed door with lovely outlook over the gardens and countryside beyond. There is an impressive, dual aspect Living Room with a vaulted ceiling, one exposed natural stone wall, and a fireplace housing the wood burner, which ensures the room is a lovely warm and relaxing space. The views from the Living Room are stunning and extend over the garden, fields and beyond the rolling fields with views of the sea in the distance. A handy porch off the Living Room gives access again to the garden. A third Reception Room, currently used as a play room, but can lend itself to a number of uses, and off here is an additional Reception Room, which is currently used as a large storage space.

The current vendors currently utilise the first floor, with one area providing 3 double bedrooms, all enjoying spectacular views over the surrounding rolling fields and countryside, and a family bathroom with a white 3-piece suite; a second area is currently set up with a Living Room, a double Bedroom with French doors leading to the garden, a large Shower Room and a modern well fitted kitchen. From the kitchen there is a sliding patio door giving access to a ramped pathway, with private access. Whether it be creating a self-contained one-bedroom annexe for a dependent relative or exploring the potential for an additional income stream, the options are as vast as the surrounding countryside views.











# STEP OUTSIDE

## Moorland Cottage

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The property's enviable location offers panoramic views of rolling fields and countryside, with sea view in the distance. There are mature, well maintained gardens with level lawn and various flower beds showcasing an array of colourful shrubs and plants. Mature trees screen the garden on the higher side. The bottom paddock adjoins the garden, with a field shelter and garden shed. The lower side of this sloping paddock is bordered by a stream.

On the higher side of the property is a detached double garage with power and light and electric roller door.

For those with equine interests, a purpose-built stable block awaits, complete with two stables and a tack room, accompanied by an attached covered area and an enclosed turn out yard. There is a five-bar gate to the top paddock, and both the top and bottom paddock feature water troughs. For keen riders, the property is idyllically located within Exmoor National Park with designated bridleways and both coast and moorland riding available direct from the property.

To summarise, this is an extremely desirable home which epitomises the charm of rural living, with breath taking surroundings, and versatile amenities. Whether seeking a serene sanctuary to call home or a captivating retreat from the hustle and bustle of modern life, this property stands ready to fulfil the aspirations of discerning buyers seeking a truly exceptional lifestyle experience with some truly spectacular views.

Parracombe is a pretty village within the boundary of Exmoor National Park. It has a popular local Inn with a reputation for good food and the local village primary school is highly regarded. There is a community village shop used regularly by the locals. A few miles away are the twin towns of Lynton and Lynmouth, linked by the famous Victorian Cliff Railway and with their steep river valleys and rugged coastline.

Barnstaple town centre is within easy driving distance and offers a range shops, banks and leisure facilities. There is a bus service and a branch railway line linking Barnstaple with Exeter St. David's and Exeter Central.

Moorland Cottage is situated just a short distance from Parracombe, and located just after the pretty Woody Bay Railway. Also close at hand is the beauty spot of Heddon's Mouth which is a great spot for ramblers, sightseers and beach lovers. There are many coastal walks available in addition to the Hunters Inn pub which offers walkers a welcome watering hole.

## DIRECTIONS

From Barnstaple take the A39 signposted Lynton and Lynmouth passing through the villages of Shirwell and Kentisbury Ford. At the staggered crossroads of Blackmoor Gate, proceed straight across and take the first turning left signposted Parracombe. Continue on this road and on passing Woody Bay railway station on the left, take the next turning left signposted to Martinhoe and Woody Bay (just after the sign for Moorlands Hotel) and continue along this road for approximately 200 yards, where the turning to Moorland Cottage will be seen on the left-hand side with a for sale board displayed.



Potential Annexe



Utilities and Services: Mains electricity. Private water (Borehole). Private drainage. Oil fired central heating

Viewing: Strictly by appointment with the sole selling agent

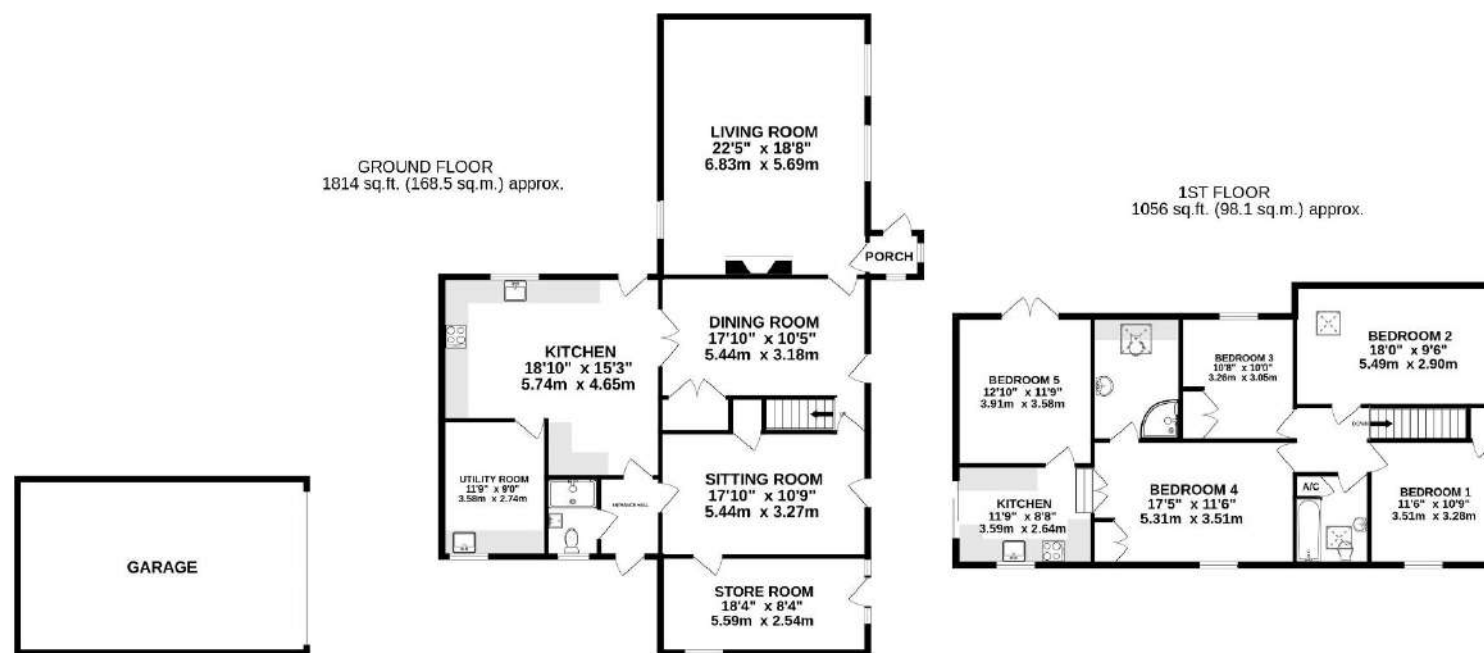
Agents Note: \*At the time of preparing these sales particulars the council tax banding is correct. However, purchasers should be aware that improvements carried out by the vendor may affect the property's council tax banding following a sale

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Director  
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