



Higher Mannacott
Cottage



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Martinhoe, Parracombe, Barnstaple, EX31 4QS

Hunters Inn & South West Coast Path within healthy walking distance.

- Superb Barn Sitting Room
- Galleried Landing/Study
- Kitchen/Dining Room
- Utility Room, Cloakroom
- 4 Bedrooms, 2 Bathrooms
- Car Port + Parking
- Mature Gardens
- Timeless, Tranquil Position

Guide price £525,000

SITUATION AND AMENITIES

The property enjoys a timeless and tranquil rural location with Exmoor National Park and also within easy access of the Hunters Inn, the South West coast path, North Devon's surfing beaches, Barnstaple, the Link Road and natural attractions which Exmoor has to offer. The nearest local amenities are at Parracombe village about 3 miles which offers a highly regarded local primary school and the Fox and Goose Inn with reputation for good food. About 5½ miles away are the twin villages of Lynton and Lynmouth linked by the famous Victorian cliff railway and offering more extensive shopping facilities and amenities. Barnstaple is about 17 miles and as the Regional centre provides the areas main business, commercial, leisure and shopping venues, North Devon District hospital is just on the periphery of the town. The North Devon Link Road (A361) is also convenient and offers a fast route to the M5 at Junction 27 (Tiverton) and motorway network beyond. Tiverton Parkway provides a fast service of trains to London Paddington in just over 2 hours. The famous sandy surfing beaches at Croyde, Woolacombe, Putsborough and Saunton are all about 40 minutes by car.

DESCRIPTION

This charming detached period cottage and barn conversion presents painted stone elevations with some slate hanging, beneath a slate roof. We understand that the property is Grade II listed as being of architectural and historical importance. Internally the property has been tastefully modernised to combine original features with 21st Century refinements. The 'wow' factor is the superb barn sitting room with double height ceiling overlooked by the mezzanine galleried landing/study. Externally there are mature gardens both to the rear of the cottage and on the opposite side of the lane. The layout of accommodation with approximate dimensions is more clearly identified upon the accompanying floorplans but comprises:

GROUND FLOOR

PORCH and front door to country KITCHEN/DINING ROOM arranged in 2 two distinct sections with ceiling beam separator and tile flooring throughout. The kitchen is fitted with bespoke antique style pine units, topped by polished granite work surfaces, also incorporating Belfast sink, integrated appliances include dishwasher and fridge, there is an antique style pine plate rack, a particular feature is an exposed stone wall with central recessed Aga for cooking only, with attractive brick archway above and inset



A charming Grade II Listed detached period cottage & barn conversion within Exmoor & close to the coast.





bread oven, set above the Aga at ceiling height is a timber clothes airer on pulley, peninsular units with central opening separate the dining area with Dado panelling to the walls, matching dresser to the kitchen, corner tv plinth with shelf and cupboard above, further wall cupboard, a particular feature in the room is the antique style front door butler bell. Open archway to UTILITY ROOM with tiled flooring, single drainer stainless steel sink, adjoining work surfaces, cupboards and appliance space under, plumbing for washing machine, fitted electric cooker with ceramic hob, fitted storage cupboards, cupboard under stairs, REAR LOBBY with coat hooks and hat rack, cupboard housing Grant oil fired boiler for central heating and domestic hot water, as well as water filter for the private water supply, door to outside. CLOAKROOM with low level w/c, corner basin and tile flooring. Returning to the dining room steps lead up to the splendid BARN SITTING ROOM which boast a lofty beamed ceiling with splendid wrought iron chandelier arbour, there is a stone fireplace with bressumer beam and fitted multi fuel stove, strip wood flooring, staircase with storage beneath leading to galleried landing above described later, Dado panelling to the walls. INNER LOBBY with storage cupboard and tiled flooring. STUDY/BEDROOM 4 with tiled flooring and beamed ceiling. SHOWER ROOM with tiled shower cubicle, wash hand basin, wall mirror above, strip light/shaver point, extractor fan, toiletries cabinet, low level w/c, tiled flooring.

The GALLERIED LANDING is large enough to be used as study or sewing room etc. BEDROOM 3 with beamed vaulted ceiling, clothes hanging rail.

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From the utility area another staircase rises to the main

FIRST FLOOR

LANDING fitted double wardrobe and adjoining double airing cupboard, trap to loft space. BEDROOM 1 ornamental period fireplace flanked by 2 double built in wardrobe cupboards each with cupboards above, strip wood flooring. BEDROOM 2 fitted wardrobes to 1 wall with cupboards above, strip wood flooring trap to loft. BATHROOM with panel bath, pedestal wash basin, mirror and strip light/shaver point above, bidet, low level w/c, tiled shower cubicle, heated towel rail, mirror fronted medicine cabinet, wood effect vinyl flooring, half tiled walls.

OUTSIDE

To the front of the property either side of the porch are areas of grass ideal for creating a pot garden, and to the far right of these 1 off road parking space. There are pedestrian gates at either side of the property, the one to the left gives access to a large TIMBER GARDEN SHED, above this is the oil tank and a tegula block slope leads onto a terrace which runs around the back of the property leading onto several further tiered terraces ideal of Al Fresco dining. Above this is a stone wall folly, the garden then continues as the gently rising lawn, there are mature beds and the remains of a former barn. The garden is enclosed by Devon bank and fencing. On the opposite side of the lane there is a further area of ground including a CARPORT with parking bay in front, there is fuel store as well as stone enclosed vegetable garden. Further up the lane on the house side is a 5 bar gate which provides access to the rear garden with potential for further parking.

SERVICES

Mains electricity, oil fired central heating, private drainage, private water.

DIRECTIONS

From the M5 Junction 27 (Tiverton) take the A361 towards Barnstaple. After 27 miles turn right at a roundabout onto the A399 towards Ilfracombe. After 12 miles turn right at Blackmore Gate onto the A39 towards Lynton. After 4 miles, just after Woody Bay station and Moorlands Guesthouse on the left, turn left at Martinhoe Cross towards Martinhoe. After 0.8 of a mile turn left at Martinhoe Commen Cross towards Hunters Inn. After a further 0.8 of a mile at the next Junction continue straight ahead following the signs to Hunters Inn, the property will be found after about half a mile on the right hand side.





These particulars are a guide only and should not be relied upon for any purpose.



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