



Oakdene

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Loxhore, Barnstaple, Devon, EX31 4ST

In a peaceful hamlet, within easy access of Barnstaple, the Link Road, the Coast & Exmoor

A wonderful period stone cottage enjoying stunning gardens, set within a timeless & unspoilt traditional Devon hamlet

- Traditional Devon Cottage
- Stunning Gardens
- Beautifully Presented
- Easy access to Town, Countryside & Coast
- Council Tax Band D
- Detached
- Peaceful Location with delightful Countryside views
- Off Road Parking
- Superfast broadband (fibre to the home)
- Freehold

Guide Price £485,000

SITUATION & AMENITIES

Loxhore is a picturesque and traditional Devonshire hamlet approximately six miles from Barnstaple. The hamlet is surrounded by National Trust land and open countryside and enjoys direct access from the doorstep to miles of public country footpaths and bridleways. Loxhore benefits from an active village hall at the heart of a friendly and welcoming community. Nearby Bratton Fleming village offers additional amenities including a primary school, community shop and Post Office.

Barnstaple, situated on the banks of the River Taw, is North Devon's regional centre, providing extensive business, commercial, leisure and shopping facilities, as well as the North Devon District Hospital. A wide range of sporting and leisure pursuits are close at hand, including golf at Landkey, Ilfracombe and Saunton and cycling along the Tarka Trail.

Exmoor National Park lies within five miles, where you can regularly encounter Exmoor ponies and a rich variety of wildlife and enjoy walking, riding and cycling. The dramatic North Devon coastline and South West coast path at Combe Martin is just eight miles away, while the renowned sandy surfing beaches of Woolacombe, Croyde and Saunton Sands are within fourteen miles. Ilfracombe with its harbour, restaurants, shops and ferry is within 12 miles.

From the doorstep, residents can explore over twenty miles of footpaths, gardens, river and lake within the National Trust's Arlington Estate, complete with gardens, museums and a tea room.

The A361 North Devon Link Road is a short distance away, providing swift access to Junction 27 of the M5 and Tiverton Parkway, where London Paddington can be reached in just over two hours. Barnstaple Rail Station also offers convenient connections to the national rail network. Exeter and Bristol airports are within easy reach for international travel.



DESCRIPTION

The delightful detached period property presents whitened stone elevations with double glazing beneath a new slate roof and is set within a peaceful location, boasting a stunning South-West facing garden which adjoins the river Yeo and benefits from off-road parking for several vehicles. The property is beautifully presented and has been tastefully modernised while combining original period features, by the current owners. This quintessential Devon cottage is perfect for anyone seeking a property with a sense of complete tranquillity, and is considered ideal as a principal residence, second home or holiday rental. This is certainly a property that needs to be viewed internally to be fully appreciated.

ACCOMMODATION

From the front driveway, a traditional stone storm porch leads into the entrance hall with its newly tiled floor that extends throughout the Ground Floor. The sitting room includes an inglenook fireplace with stone surrounds, slate hearth, original bread oven and new efficient wood burner. Across the hall, the wonderfully light dining room features a brick fireplace with new efficient wood burner and French doors to the front. The kitchen includes a good range of cupboard units with granite worktops, inset sink, electric oven with hob and integrated fridge and dishwasher. From here a doorway leads to the newly installed utility room, with built in units, integrated freezer, washing machine, WC and rear boot room with doorway to the second driveway.

The First Floor includes a split landing which leads to three comfortable, double bedrooms, full of light and featuring exposed wooden floors. The family bathroom includes a bath with shower above, heated towel rail, WC and sink.

OUTSIDE

The beautiful gardens are a complete delight, complementing the traditional style of the cottage. The main garden features a raised gravel patio that overlooks stunning unspoilt country side views with attractive borders with a variety of hedging, shrubs and seasonal plants, which set off the neat, well-maintained lawns and provide year-round colour and interest. A new garden shed provides useful storage. At the bottom of the garden, the owners have thoughtfully created a pathway and steps leading down to a second gravel patio overlooking the river - a peaceful retreat for relaxing or entertaining.

Oakdene is accessed via charming 5-bar gates, with two gravel driveways - one on each side of the property - offering convenient off-road parking for two vehicles.

SERVICE & PROPERTY INFORMATION

Mains Water and Electric.

Electric heating (Manual and WiFi controlled) complemented by 2 x efficient wood burners.

Private drainage (new sewage treatment plant installed 2021 to meet current regulations).

Most renovations done 2023-2026 (including new slate roof and chimney refurbishment, new utility and double glazed composite doors).

Superfast Broadband (fibre to the home).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		32
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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