

Tree Haven Cottage







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Middle Marwood, Barnstaple, Devon, EX31 4EG

Barnstaple - 5 miles. Beaches - 6 miles

A characterful four-bedroom cottage in an idyllic semi-rural setting, featuring an extended open-plan kitchen/dining room, separate sitting room and snug, and approximately 1.8 acres of gardens and grounds. Further benefits include ample driveway parking, a detached double garage with office and self-contained accommodation above, and an additional single garage.

- Spacious four-bedroom character cottage
- Recently extended to create an open-plan kitchen/dining room
- Approximately 1.8 acres of gardens & grounds - including an enclosed paddock
- Separate sitting room & an additional snug
- Ample driveway parking for multiple vehicles
- Detached double garage with Ground Floor office & self-contained accommodation above
- Established landscaped cottage-style gardens with patio areas
- Peaceful semi-rural location within easy reach of Barnstaple & North Devon's beaches
- Freehold

Guide Price £750,000

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SITUATION & AMENITIES

Tree Haven Cottage occupies a peaceful position off a quiet, leafy lane within the picturesque hamlet of Middle Marwood - approximately half a mile from its centre. Set within a South-facing valley, the property enjoys a semi-rural setting whilst remaining conveniently placed for access to the surrounding villages, coastline and regional centre of Barnstaple. The nearby village of Marwood, approximately one mile to the West, is home to an ancient parish church, the renowned Marwood Hill Gardens and a village primary school. The popular village of Braunton is approximately three miles away across country and offers a good range of local amenities, shops, restaurants and traditional inns. North Devon's celebrated coastline is within easy reach, with the sandy beaches and surfing at Saunton, Croyde, Putsborough and Woolacombe approximately six to ten miles away. Saunton also offers a Championship Golf Course, while Exmoor National Park is accessible by car for walking and exploring the surrounding countryside. Barnstaple - approximately four miles to the South - provides a wider range of shopping, business and leisure facilities, together with its Pannier Market, live theatre and District Hospital. The town also provides access to the North Devon Link Road (A361), connecting to Junction 27 of the M5 motorway and Tiverton Parkway railway station, which offers services to London Paddington. Rail services also operate from Barnstaple to Exeter. A range of state and independent schools are available in the wider area, including West Buckland School. Exeter and Bristol airports provide access to domestic and international destinations.

DESCRIPTION

Tree Haven Cottage is a charming and characterful home situated in an idyllic semi-rural valley setting within the hamlet of Middle Marwood. Having been renovated and extended by the current owners, the property combines traditional cottage appeal with more contemporary living space, including a recently added open-plan kitchen/dining room. The accommodation comprises four bedrooms, two reception areas in addition to the kitchen/dining room, and a family bathroom and Ground Floor shower room.

The Ground Floor offers a welcoming entrance hall, a cosy sitting room with a log burner, a separate snug and a versatile ground-floor bedroom or hobbies room. The extended kitchen/dining room provides an excellent space for everyday family life and entertaining, with bi-fold doors opening directly onto the landscaped garden. The grounds extend to approximately 1.8 acres and include established cottage-style gardens, lawned areas and an enclosed paddock with separate road access. The property also benefits from a detached double garage with a ground-floor office and self-contained accommodation above, which the current owners have operated as a successful seasonal holiday let, together with an additional detached single garage. This flexible arrangement offers potential for a variety of uses, subject to any necessary consents.













ACCOMMODATION

GROUND FLOOR

The property is entered via a welcoming entrance hall, featuring attractive wooden flooring and internal glazed doors that help create a light and inviting atmosphere. The sitting room is positioned to the front of the property and provides a comfortable reception space, centred around a log burner, ideal for cosy evenings. To the rear, a ground-floor double bedroom or hobbies room offers useful flexibility and is accessed via the utility room. A Ground Floor shower room is fitted with a shower, wash hand basin and WC, with Jack and Jill access from the entrance hall and kitchen/dining area. The separate snug provides an additional space in which to relax and leads through to the recently extended open-plan kitchen/dining room. Designed to make the most of the garden outlook, this spacious area benefits from bi-fold doors opening onto the landscaped grounds. A further seating area with a sofa and television creates a relaxed space within the open-plan layout.

FIRST FLOOR

The First Floor is accessed via two separate staircases - one from the entrance hall and the other from the kitchen area. Three generously proportioned bedrooms are arranged on this floor, with the principal bedroom benefiting from a Juliet balcony overlooking the surrounding valley. The bedrooms are served by a family bathroom fitted with a bath, wash hand basin and wc.

OUTSIDE

Tree Haven Cottage occupies an attractive plot with gardens and grounds extending to approximately 1.8 acres. A paved driveway provides ample parking for multiple vehicles and leads to the detached double garage, which incorporates a useful Ground Floor office. Above the garage is a self-contained unit which the current owners have successfully operated as a seasonal holiday let. A further detached single garage provides additional storage or parking. The gardens are thoughtfully divided into several areas. Adjacent to the cottage is an established, landscaped cottage-style garden with two patio areas, ideal for outdoor dining and entertaining. Beyond this is an area currently used for keeping pigs and chickens, adding to the property's rural character.

The vendors have also created a decking area incorporating a sunken swimming pool and wood-fired hot tub, providing an appealing space for relaxation. To the Southern side of the grounds is an enclosed paddock with additional road access. Further lawned areas lie to the North and South of the detached garaging, with a stream running through part of the grounds.

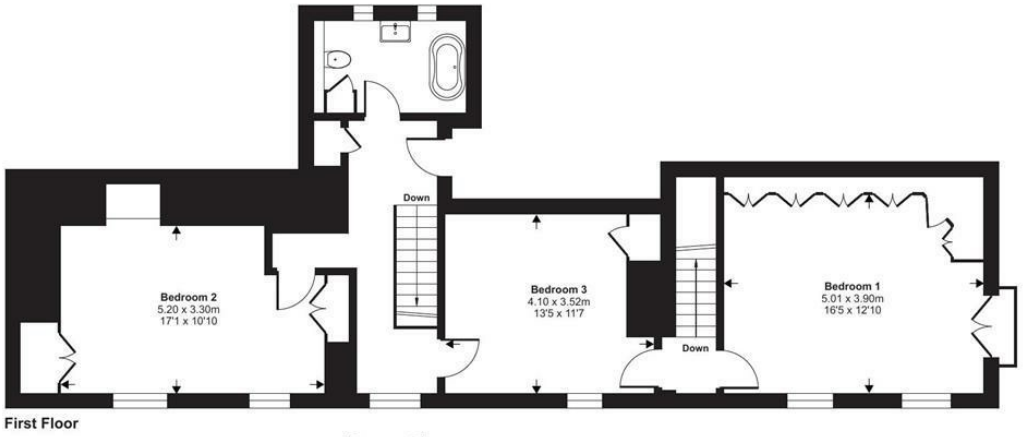
SERVICES

Mains water and electricity. Private drainage via a septic tank shared with the neighbouring property. Oil-fired central heating, with the boiler and oil tank located to the rear of the cottage.

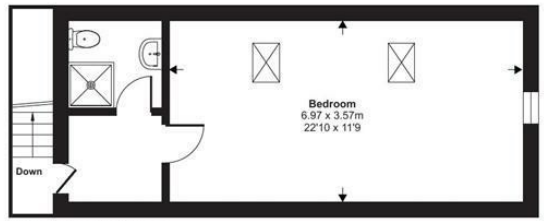
DIRECTIONS

W3W//////narrating.formal.masterpiece

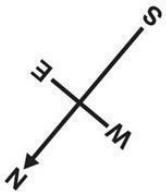
Approximate Area = 2301 sq ft / 213.7 sq m
Garage = 667 sq ft / 61.9 sq m
Outbuildings = 525 sq ft / 48.7 sq m
Total = 3493 sq ft / 324.3 sq m
For identification only - Not to scale

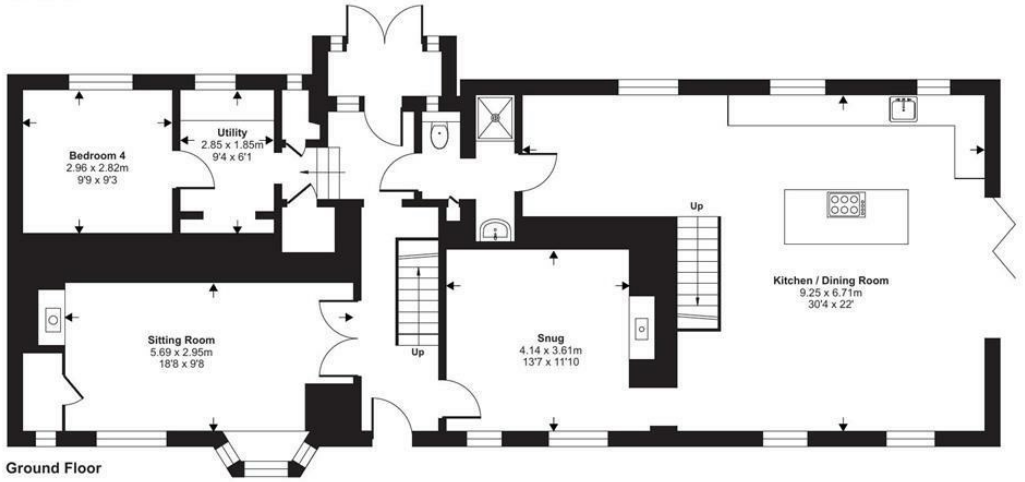


First Floor

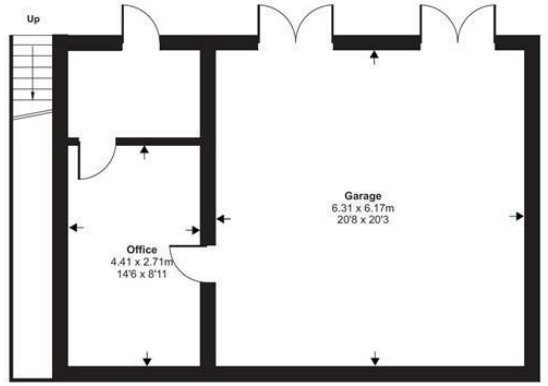


Outbuilding First Floor

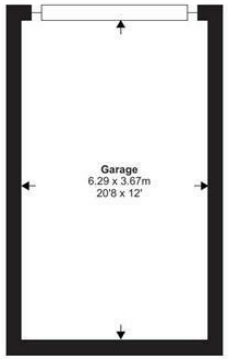




Ground Floor

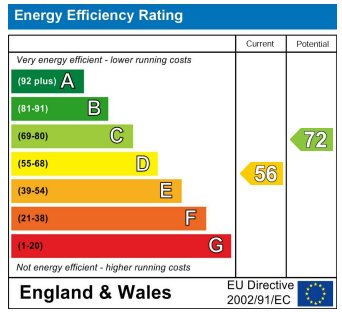


Garage / Outbuilding Ground Floor



Garage

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1537460



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