

Mock Cottage

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Lake, Tawstock, Barnstaple, Devon, EX31 3HU

Barnstaple town centre & other amenities - within easy reach

A charming cottage in the popular hamlet of Lake, with four bedrooms, three reception rooms, a new kitchen, driveway parking & an enclosed rear garden

- A charming semi-detached cottage
- Three reception rooms offering versatile living space
- Four well-proportioned bedrooms
- Private enclosed rear garden with lawn & patio
- Newly installed kitchen with integrated appliances
- Sought-after semi-rural hamlet setting
- Ground Floor shower room & First Floor bathroom
- Private driveway parking

Guide Price £400,000

SITUATION & AMENITIES

Mock Cottage enjoys a desirable position in the hamlet of Lake, on the semi-rural outskirts of Barnstaple, offering an appealing balance between countryside living and convenient access to everyday amenities. The surrounding area provides opportunities for walking in the nearby countryside, while Barnstaple town centre, railway station and a range of schools are within easy reach. As the regional centre for North Devon, Barnstaple offers an extensive range of shopping, business, commercial and leisure facilities, together with a live theatre, cinema, district hospital and Pannier Market. The North Devon Link Road (A361) provides access to Junction 27 of the M5 motorway, with Tiverton Parkway railway station offering regular services to London Paddington in just over two hours.

The area's renowned coastline is also accessible by car, with the popular beaches of Croyde, Putsborough, Saunton Sands and Woolacombe within approximately half an hour. Saunton is additionally home to a highly regarded championship golf course, while Instow and Westward Ho! offer further coastal attractions in the opposite direction. The wider area is well served by state and independent schools, including West Buckland School, Kingsley School in Bideford and Blundell's School in Tiverton. Bristol and Exeter airports provide access to domestic and international destinations.







DESCRIPTION

Mock Cottage is a charming and spacious semi-detached cottage situated in the popular hamlet of Lake. The property offers a peaceful semi-rural lifestyle while remaining conveniently located approximately five minutes by car from Barnstaple town centre and its extensive range of amenities. The accommodation is arranged over two floors and comprises four bedrooms, three reception rooms and two bathrooms. The ground floor has benefited from improvements by the current owners, including a newly installed kitchen with integrated appliances and a renewed shower room. The entrance hall also provides useful additional space, currently utilised as a home office, while the separate reception rooms offer flexibility for family living, dining and relaxation.

Outside, the property benefits from a private driveway providing off-road parking and an enclosed rear garden, mainly laid to lawn with a patio area ideal for outdoor dining and entertaining.

ACCOMMODATION

GROUND FLOOR

The property is entered via a generous entrance hall, which provides a welcoming first impression and offers sufficient space for a useful home-working area. The current owners have incorporated a built-in desk and storage, creating a practical office space. The sitting room provides a comfortable reception area, complemented by a separate dining room. The kitchen is positioned towards the rear of the property and has been recently installed, incorporating integrated appliances and providing a modern and functional space for everyday use. A Ground Floor shower room has also been renewed by the current owners. Adjacent to the kitchen is a useful utility room, which in turn leads through to a further reception room. This versatile space could be adapted to suit a variety of needs, including a family room, playroom or additional sitting area.

FIRST FLOOR

The First Floor comprises four well-proportioned bedrooms, the majority of which benefit from built-in storage. The arrangement offers flexibility for family living, guest accommodation or additional home-working space. The bedrooms are served by a family bathroom, completing the accommodation on this floor.

OUTSIDE

To the front of the property, a private driveway provides convenient off-road parking. The enclosed rear garden offers a good degree of privacy and is predominantly laid to lawn, with a patio area providing space for outdoor seating, dining and relaxation.

SERVICES

Mains electric and water. Oil central heating. Septic tank which is shared with neighbouring property.







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