



Jasmine Cottage Milltown, Barnstaple, EX31 4HG

Asking Price £550,000

Nestled in Milltown, Jasmine Cottage epitomizes meticulous craftsmanship. Being sold with no onward chain this idyllic cottage offers spacious interiors, lush gardens, 2 outbuildings and a double garage. Features include two reception rooms, a modern kitchen with underfloor heating, four bedrooms, and proximity to North Devon beaches and Exmoor National Park.

Exquisite 4-Bedroom Cottage Retreat in Milltown

Nestled within the charming village of Milltown, Jasmine Cottage epitomizes meticulous craftsmanship and thoughtful design. Lovingly extended and improved by its current owners, this idyllic sanctuary exudes warmth and tranquility, offering a haven of comfort with its spacious interiors, expansive driveway, lush garden, 2 outbuildings, and double garage. With the addition of an extension, nearly 50 square meters have been seamlessly integrated, amplifying the property's allure and functionality. The property is being sold with no onward chain.

Upon arrival, guests are greeted by a generous parking area accommodating multiple vehicles, alongside a versatile double garage, promising endless possibilities for utilization. The sprawling garden unfolds, offering panoramic views of the picturesque countryside, and features a large patio area, perfect for al fresco dining and entertaining. This outdoor space creates a serene backdrop, providing a safe and enchanting playground for family members of all ages, with the added convenience of a multipurpose outbuilding.

Step inside to discover a welcoming ambiance, where the ground floor beckons with two inviting reception rooms, complementing the newly extended kitchen and convenient utility room. The dining room, centrally positioned between the lounge and kitchen, provides the perfect setting to entertain guests, with seamless access to both spaces. The newly carpeted sitting room, complete with a cozy log burner, sets the scene for intimate gatherings on chilly winter nights. The kitchen, adorned with sleek industrial-style concrete worktops, an AGA, and underfloor heating, serves as the heart of the home, boasting a vast island ideal for family living and social gatherings. A practical downstairs WC and utility area further enhance the functionality of the space.

Venture to the first floor to discover four generously sized bedrooms, all adorned with new carpets, each offering comfort and tranquility. The three largest bedrooms feature built-in storage, with Bedroom 2 boasting a dressing room. The expansive family bathroom, meticulously finished to a high standard, features both a bath and a large walk-in shower, offering a luxurious retreat.

Situated on the outskirts of Muddiford and Milltown villages, Jasmine Cottage enjoys a tranquil setting, nestled back from a no-through road, with captivating views of the valley, surrounding countryside, and wooded expanses beyond. The village itself boasts a charming pub, a quaint church, and a primary school, with woodland walks accessible nearby with walking permits.

Conveniently located approximately 5 miles from the regional center of Barnstaple, residents of Jasmine Cottage benefit from easy access to a plethora of amenities, leisure pursuits, and commercial venues. Furthermore, proximity to the North Devon District Hospital, situated around 3.5 miles away, adds to the practicality and convenience of this exceptional property. Additionally, the property offers convenient access to the renowned North Devon beaches of Saunton and Croyde, as well as the stunning landscapes of Exmoor National Park.

Don't miss the opportunity to make Jasmine Cottage your sanctuary amidst the beauty of Milltown village. Arrange a viewing today and embark on a journey to refined country living.

Dining Room 14'2" x 12'0" (4.32 x 3.66)

The front door leads into the dining room, serving as a central hub with access to the kitchen, sitting room, and the utility/W.C. Featuring tiled flooring and a window overlooking the front elevation.

Sitting Room 14'7" x 10'11" (4.45 x 3.33)

The sitting room boasts a brand new carpet and is enhanced by the presence of a log burner, offering both comfort and aesthetic appeal. Additionally, it features a window overlooking the front elevation and a convenient large storage cupboard.

Utility Room / W.C 11'8" x 5'1" (3.56 x 1.57)

A practical utility room complete with a W.C., equipped with plumbing for a washing machine and featuring useful work surface space.

Kitchen 20'8" x 19'7" (6.30 x 5.97)

Modern kitchen featuring an Aga, extractor fan, integrated dishwasher, underfloor heating, and a spacious kitchen island. Enhanced with two uPVC double-glazed windows for ample natural light and additional underfloor heating for comfort. Stairs to the first floor.

Landing

Spacious landing with skylight providing access to all rooms on the first floor.

Bedroom 1 15'5" x 11'1" (4.72 x 3.40)

The largest bedroom, adorned with new carpeting, boasts a built-in cupboard and a UPVC double-glazed window overlooking the front.

Bedroom 2 12'11" x 8'0" (3.96 x 2.46)

This bedroom features a dressing room area and a spacious built-in wardrobe. Newly laid carpets enhance its appeal, while a UPVC double-glazed window provides natural light.

Bedroom 3 10'7" x 8'5" (3.23 x 2.59)

A good sized bedroom with newly installed carpets and a UPVC double-glazed window.

Bedroom 4 10'9" x 7'10" (3.28 x 2.39)

A good size bedroom with built-in storage cupboard, new carpet, and uPVC window.

Family Bathroom

Outside

The property boasts an abundance of outdoor space, including a spacious gravelled parking area, a double garage, a patio area adjacent to the kitchen, a sizable lawned area, two outbuildings (one to the front and one to the rear), and an additional large patio area situated in front of it.

Agents Notes

Tenure - Freehold.

The vendors have informed us there is a small flying freehold.

The heating and hot water is provided by the Oil Boiler.

Electricity and Water are connected via the mains system.

Council Tax Band - C

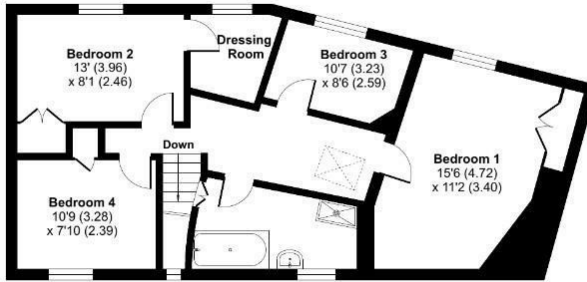
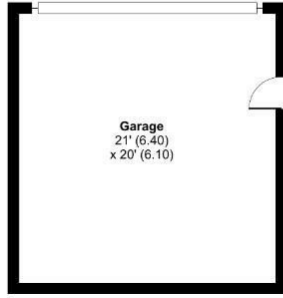
EPC - E

Floor Plan

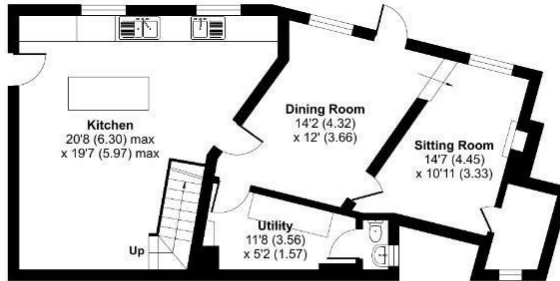
Milltown, Muddiford, Barnstaple, EX31

Approximate Area = 1488 sq ft / 138.2 sq m
 Garage = 420 sq ft / 39 sq m
 Total = 1908 sq ft / 177.2 sq m

For identification only - Not to scale



FIRST FLOOR

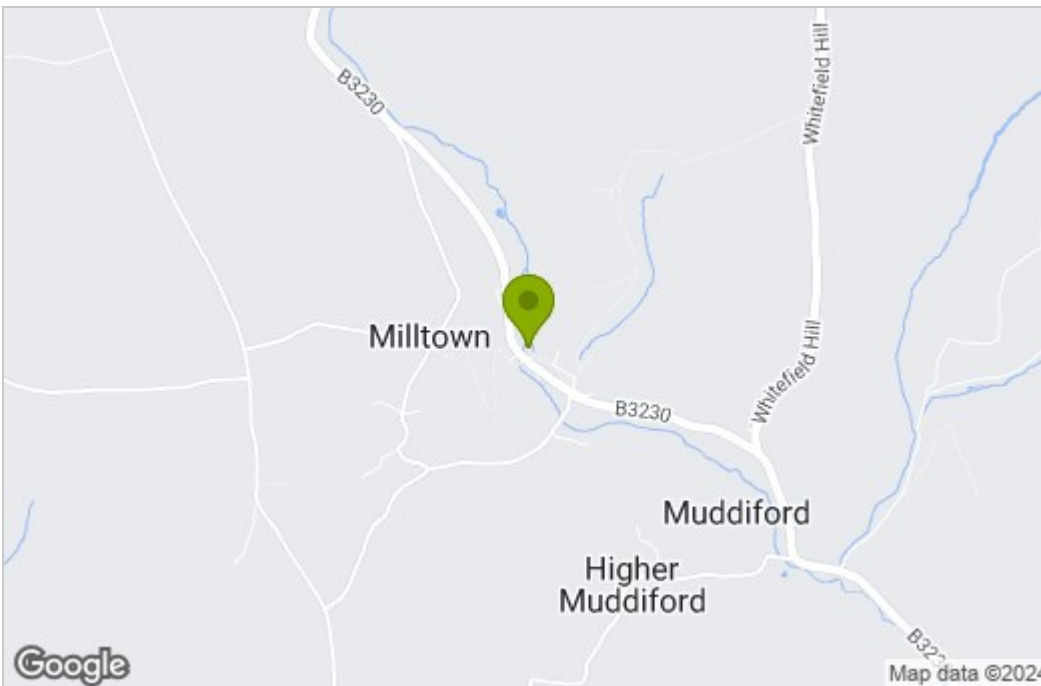


GROUND FLOOR

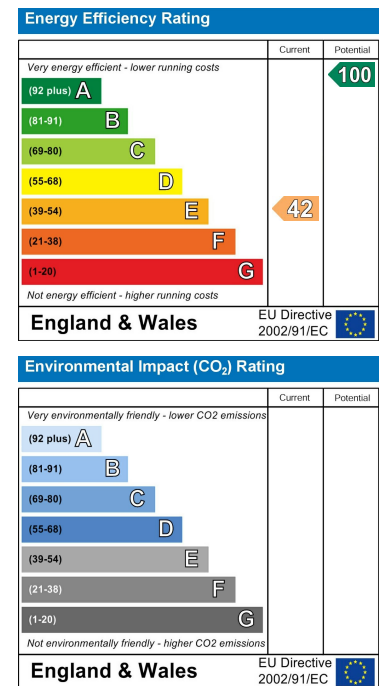


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Springfield (UK) Ltd (Collyers Properties). REF: 1106641

Area Map



Energy Efficiency Graph



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