

STAGS

1 Church Cottages

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Shirwell, Barnstaple, EX31 4JU

Barnstaple 15 minutes, Exmoor 20 minutes. The Coast 30 minutes

A charming semi-detached stone cottage with garden & garage at the centre of a timeless village with lovely views

- Sitting Room, Dining Room
- 2 Bedrooms, Bathroom
- Garage & Parking
- Suit Main/2nd home or Holiday Let
- Council Tax Band B
- Kitchen, Shower Room
- Double Glazing & Electric Heating
- Pretty courtyard & garden
- No Upward Chain
- Freehold

Guide Price £269,950

SITUATION & AMENITIES

1 Church Cottages is at the heart of the village, and enjoys fine views over open countryside. The village itself offers community facilities including primary school, St Peters Church which is literally next door, and village hall. A regular bus service operates nearby to Barnstaple, which is about 4 miles away and as the regional centre offers the area's main business, commercial, leisure and shopping venues, as well as live theatre and district hospital. There is also access at Barnstaple to the North Devon Link Road (A361) which connects to the M5 at Tiverton (Jct.27) which is approximately 45 minutes travelling time, and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The North Devon coastline – including resorts such as Croyde, Saunton (also with Championship Golf Course) and Woolacombe – is less than half an hour by car. Exmoor National Park is within a short car journey. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

This charming period cottage presents elevations of stone with UPVC double glazed doors and windows, beneath a pitched slate roof. We understand that the cottage was originally associated with and owned by the church and built as a terrace of three. Over subsequent years this has become a pair – No.1 occupies about 1/3 of the structure and No.2 2/3. Although perfectly habitable, the property would benefit from some updating. The cottage is complemented by a delightful courtyard and mature garden to the rear, and across the lane is a modern garage with additional parking bay in front. The majority of the contents are available by separate negotiation if required. The property is considered ideal as first time purchase, for the active retired, as a 2nd home or holiday let.







ACCOMMODATION

GROUND FLOOR

Although there is a front door this is rarely used and access is to the side, through a half-glazed door to ENTRANCE LOBBY. SHOWER ROOM with tiled shower cubicle, Mira shower unit, low level wc, pedestal wash basin, strip light/shaver point, Dimplex wall heater, quarry tiled flooring. KITCHEN fitted with a good range of light oak base units, tiled work surfaces, matching wall-mounted cupboards, 1 ½ bowl 2-tone moulded sink unit, beamed vaulted ceiling, quarry tiled flooring. The Kenwood dishwasher, Hotpoint washing machine, Hotpoint fridge/freezer and Creda freestanding electric cooker are all available by separate negotiation if required. DINING ROOM ornamental fireplace recess, inset Delft-style tiles, overmantel, electric wall heater, built-in storage cupboard, cupboard understairs, concealed staircase rising to First Floor (described later). SITTING ROOM ornamental stone fireplace, TV plinth to left-hand side, cupboard to right with glazed fronted cupboard above, dado panelling, half-glazed door to OUTSIDE.

FIRST FLOOR

LANDING airing cupboard, trap to loft space. BEDROOM 1 a double room with electric wall heater, views over the garden. BEDROOM 2 another double room with fine countryside views, electric wall heater. BATHROOM panelled bath, telephone-style mixer tap/shower attachment, tiled surround, wash hand basin, bidet, high level wc, strip light/shaver point, Dimplex wall heater.

OUTSIDE

To the front there is a strip of GARDEN and pedestrian gate. Immediately to the rear (North) of the property is an area of PATIO with traditional disused bread oven. This is enclosed by a stone wall and timber fence. A set of stone steps rise to the UPPER GARDEN which is laid to lawn interspersed with mature shrubs. This is enclosed by well-tended hedging to the North and West and a timber fence to the east. Adjacent to the house on the opposite side of the lane is a modern single GARAGE (the left-hand one of the pair) with up-and-over door, storage in the eaves space and doorway to enclosed bicycle store to the rear. This also has driveway parking for an additional vehicle in front.

SERVICES

Main electricity and water. Electric heating. Private drainage shared with two neighbouring properties and the church.

DIRECTIONS

From Barnstaple, leave the town on the A39 Lynton Road. After some 4 miles enter the village of Shirwell and upon reaching a left-hand bend, turn right signed ‘Shirwell Village’. Continue down to the village centre, bear left towards the church and the property is ahead of you.

LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk

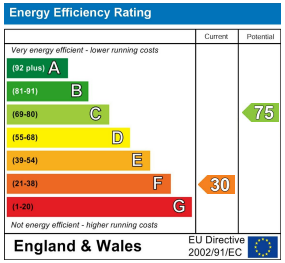






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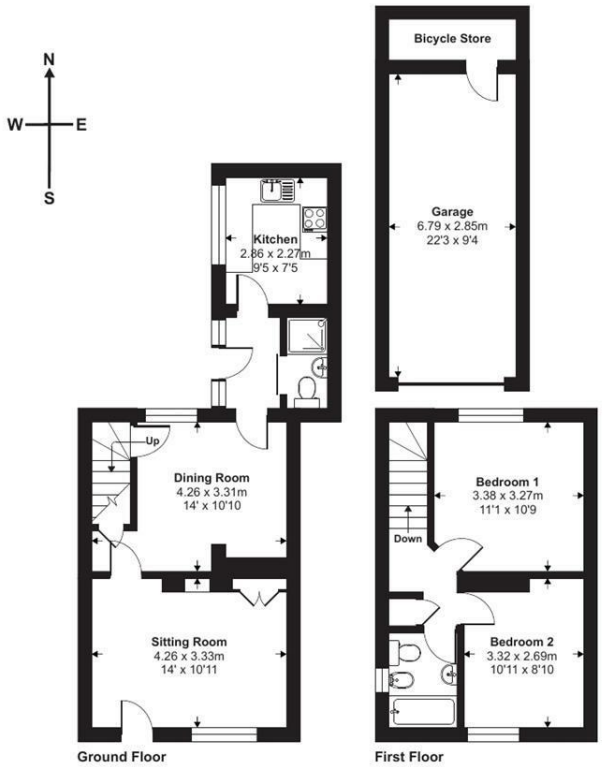


30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833

Approximate Area = 776 sq ft / 72 sq m (excludes Bicycle Store)
Garage = 208 sq ft / 19.3 sq m
Total = 984 sq ft / 91.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1410549