



Meadow Cottage



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Tawstock, Barnstaple, Devon, EX31 3JD

Barnstaple - 3 miles. Beaches - 25 mins

A beautifully restored semi-detached cottage nestled within a picturesque Hamlet, offering sweeping views across the surrounding countryside

- Sought-after Tawstock Location
- Semi-Detached Cottage
- Within Easy Reach Of The Coast
- Beautifully Restored
- Council Tax Band D
- Idyllic Hamlet Setting just 7 minutes from Barnstaple
- Far-Reaching Rural Views
- Three Bedrooms & Two Bathrooms
- Garden & Ample Parking
- Freehold

Guide Price £440,000

SITUATION & AMENITIES

The property offers an ideal blend of peaceful rural living and convenient access to amenities. Nestled within a charming and tranquil hamlet, it remains just a 7-minute from the centre of Barnstaple, situated along the banks of the Rivers Taw and Yeo. Barnstaple provides a wide range of business, commercial, leisure, and shopping facilities.

Recreational opportunities are plentiful, with the North Devon Leisure Centre offering a variety of indoor activities, and the renowned Tarka Tennis Centre standing as one of the country's leading tennis venues. Theatre lovers can enjoy performances in both Barnstaple and Ilfracombe, while a range of sporting pursuits are nearby, including golf courses at Saunton, Ilfracombe, Landkey, and Westward Ho!

The stunning North Devon coastline is within easy reach, with popular seaside destinations such as Instow, Appledore, Croyde, and Woolcombe all accessible within a 30-minute drive. Exmoor National Park is also close by. For outdoor enthusiasts, the Tarka Trail can be reached on foot.

DESCRIPTION

Meadow Cottage has been carefully restored and thoughtfully updated in recent years, preserving its character while introducing refined modern touches. The result is a beautifully balanced period home that feels both timeless and comfortable, with elegant accommodation arranged across two floors. High-quality, bespoke finishes sit effortlessly alongside original features, many of which have been lovingly brought back to life.

Outside a private South-Westerly facing garden enjoys long hours of sunlight and offers beautiful views across the surrounding countryside, creating a peaceful and secluded outdoor space ideal for relaxing or entertaining.



ACCOMMODATION

A porch entrance opens into a spacious hallway with tiled flooring, creating a practical and welcoming first impression. Just off the hall is a well-designed utility room with fitted storage and space for a washing machine and dryer, leading through to a large ground-floor bathroom complete with a WC, basin, heated towel rail, and a freestanding bath with a central mixer tap.

The kitchen is modern and well equipped, featuring a full height integrated fridge, under counter freezer, dishwasher, electric oven and microwave, wine fridge plus the aga and gas hob, offering both style and functionality. Beyond this, the living room/dining room provides a comfortable and versatile space, subtly divided by a wood burner that adds warmth and character. New carpets have been fitted throughout. While to the rear, a separate covered garden area offers a great space for entertaining, with bi-fold doors opening directly onto the garden.

Upstairs, there are three well proportioned bedrooms, all enjoying views over the rear garden. The principal bedroom benefits from fitted wardrobes, providing useful storage. The family bathroom is finished in a contemporary style, with a walk-in wet room shower, WC, handwash basin, and heated towel rail.

OUTSIDE

The exterior of the property offers a beautifully inviting outdoor space, perfectly designed for both relaxation and entertaining. Surrounded by picturesque countryside views, the setting provides a peaceful and private atmosphere. The mature gardens add depth and character, with established planting as well as fruit trees creating a lush, tranquil environment throughout the seasons. A covered outdoor bar area serves as a fantastic focal point, ideal for hosting gatherings in all weather conditions, while easy access to outdoor sockets ensures convenience for lighting, music, or additional appliances. Within approximately 100 yards and backing on to the rear is Uppacott Wood - a local treasure and a Devon Wildlife Trust Nature Reserve.

To the front there is a gravelled driveway with off-parking for 5/6 vehicles as well as a lean-to-store area.

SERVICES

All mains services connected. Gas fired Aga with back boiler. Gas boiler for hot water, log burners and electric radiators for ancillary heat.

There is superfast broadband direct to house (full fibre) - ideal for those who work from home.

DIRECTIONS

Leaving Barnstaple and crossing the River Taw over the old bridge, continue up to the stones roundabout. Cross straight over in the direction of Sticklepath and immediately after the 1st set of traffic lights bear left signed Lake and Tawstock. Continue through the village of Lake and on to Tawstock. Just after the turning on the left to the church, take the next turning left. Continue on this lane for about 1/4 mile and turn next right, signed Smemington. The property sign should be visible a short distance on your right-hand side.

AGENT NOTE

We understand there is a flying freehold at the property. For more information please contact the selling agent.



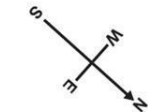
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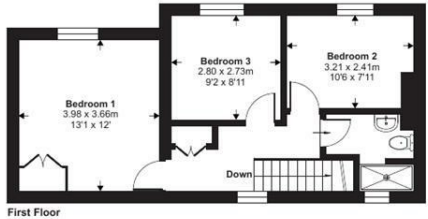
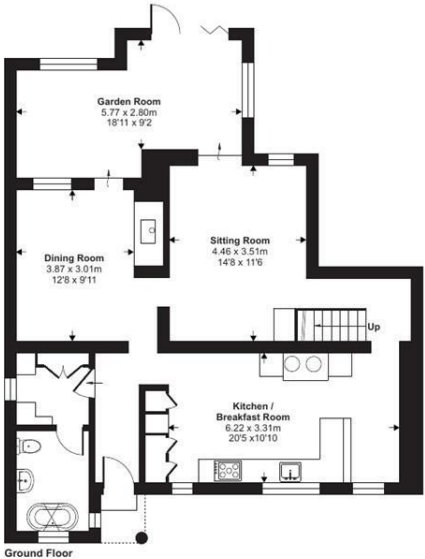
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 1463 sq ft / 135.9 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). © nichiocom 2026. Produced for Stags. REF: 1454522