

KEEPERS COTTAGE

GUNN • BARNSTAPLE • DEVON



JACKSON-STOPS



KEEPERS COTTAGE

BERRY LANE, GUNN, GOODLEIGH, BARNSTAPLE, DEVON, EX32 7PG

A BEAUTIFULLY SITUATED PERIOD COTTAGE ENJOYING SUPERB FAR-REACHING COUNTRYSIDE VIEWS, SET WITHIN DELIGHTFUL GROUNDS OF APPROXIMATELY 1.3 ACRES AND OFFERING AN EXCITING OPPORTUNITY FOR RENOVATION



DISTANCES

EXMOOR NATIONAL PARK - 5.5 MILES

BARNSTAPLE - 5 MILES

SOUTH MOLTON - 10 MILES

THE COAST - 13.5 MILES

M5 MOTORWAY/TIVERTON PARKWAY
- 33 MILES

(DISTANCES ARE APPROXIMATE)

ACCOMMODATION

- First time on the market in 58 years
- Highly sought after location
- Far reaching countryside views
- In need of renovation
- Non-listed character cottage
- Spacious accommodation
- Two reception rooms
- Three bedrooms
- Delightful private and sunny gardens
- Mature woodland
- Two garages
- About 1.34 acres in total
- No onward chain

COMMUNICATIONS

The area is readily accessible via the A361 North Devon Link Road, which connects to Junction 27 of the M5 motorway and the A39 Atlantic Highway. Rail services are available from Barnstaple, with connections to Exeter, from where regular mainline services operate to London Paddington in just over two hours. Alternatively, Tiverton Parkway railway station, approximately 45 minutes away, offers direct services to London Paddington in around two hours.

LOCATION

This exceptional character residence occupies a peaceful rural setting within a small cluster of properties on the outskirts of Gunn, yet is conveniently situated just 15 minutes from the regional centre of Barnstaple. Offering the best of both worlds, the property enjoys a tranquil countryside position whilst remaining within easy reach of excellent amenities, the North Devon coast and Exmoor National Park.

North Devon is renowned for its spectacular coastline, with a number of beautiful beaches within easy reach, including Saunton Sands and Combe Martin Beach, approximately 13.5 miles away, together with the popular surfing beaches of Croyde Bay, Putsborough Sands and Woolacombe Beach. The coastline gained international recognition in 2022 as the UK's first World Surfing Reserve and remains the world's only cold-water reserve of its kind.

Nearby, Exmoor National Park offers an outstanding landscape of rolling moorland, wooded valleys and dramatic coastal scenery, providing exceptional opportunities for walking, riding and a wide range of outdoor pursuits.

Barnstaple provides an extensive range of shopping, leisure and commercial facilities, together with access to the A361 North Devon Link Road. The area is well served by state schooling, with independent education available at the highly regarded West Buckland School.

THE PROPERTY

Offered to the market for the first time in 58 years, this charming, non-listed period cottage occupies a wonderful rural setting on the outskirts of the small hamlet of Gunn. Enjoying a high degree of privacy and seclusion, the property is nevertheless conveniently located for access to Barnstaple, Exmoor National Park and the stunning North Devon coastline.

Now requiring renovation, the property presents a rare and exciting opportunity to create a superb country home. The accommodation is both spacious and versatile, enjoying attractive views across the surrounding countryside. Currently arranged with two reception rooms, a generous kitchen/dining room and three double bedrooms, the layout offers considerable scope for reconfiguration and enhancement, subject to any necessary consents.

The cottage stands within delightful private gardens and grounds extending to approximately 1.34 acres, enjoying a sunny south-facing aspect. The mature gardens provide a wealth of colour, character and seasonal interest, complemented by an area of established woodland and far-reaching countryside views. Additional features include ample off-road parking, a range of useful outbuildings and two garages.

Offered for sale with no onward chain, this delightful property offers a rare opportunity to acquire a period home of considerable charm and potential in a highly desirable North Devon setting.

The accommodation, with approximate dimensions more clearly identified on the accompanying floorplans, comprises:

Front door leads to:

Entrance Hall – Stairs rise to the first floor landing. Built-in storage cupboard. Window to the rear elevation. Exposed upright and beam.

Cloakroom/Wet Room – Obscure window to the rear elevation. Low level WC with concealed cistern, wash hand basin and a shower.

Sitting Room – Two windows to the front elevation overlooking the garden. Inglenook fireplace with a woodburning stove on a slate hearth with timber mantel over.

Snug – A dual aspect room overlooking the gardens. A door gives access to the front garden. Inglenook fireplace with exposed stonework. Built-in storage cupboard housing the floor mounted oil fired boiler. A door gives access to a secondary staircase that rises to the first floor and bedroom two.

Kitchen/Dining Room – A triple aspect room overlooking the gardens. Range of matching wall and base units with a stainless steel double sink set into work surfaces with a four-ring hob and an oil fired Aga set into chimney recess with exposed stonework. Exposed beams.

Utility Room – Window to the side elevation overlooking the gardens. Stainless steel sink unit set into work surfaces with space and plumbing for washing machine below. Space for a fridge/freezer. Door to rear elevation and a covered porch. Exposed beams.

First Floor Landing – Windows to the front and rear elevations enjoying far-reaching countryside views. Airing cupboard and additional storage cupboard.

Bedroom 3 – Window to the front elevation enjoying far reaching countryside views.

Bedroom 1 – A triple aspect room enjoying far-reaching countryside views with French doors leading to a balcony. Built-in wardrobes.

Bathroom – Comprising low level WC, corner bath, vanity wash hand basin and a shower cubicle. Heated towel rail. Window to the side elevation.

Accessed via the stairs in the snug:

Bedroom 2 – A dual aspect room overlooking the gardens and enjoying far-reaching countryside views. Pedestal wash hand basin. Exposed beams and uprights.





OUTSIDE

The property benefits from off-road parking for two vehicles, situated to the rear of the cottage.

Garage – Metal up and over door.

Garage/Workshop – Electric roller door. Power and light connected. Access to the rear of the cottage and gardens.

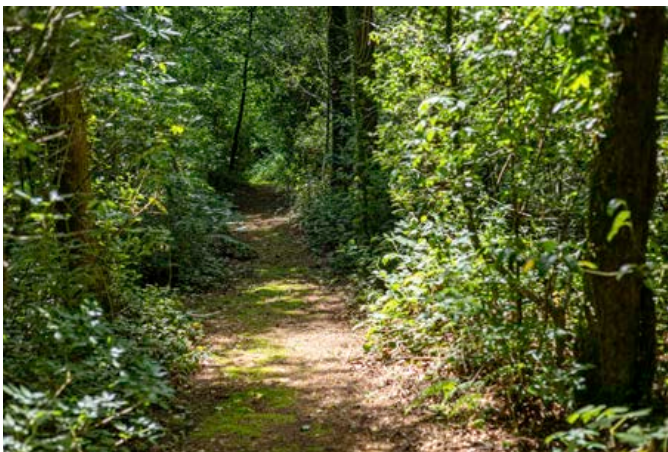
THE GARDENS

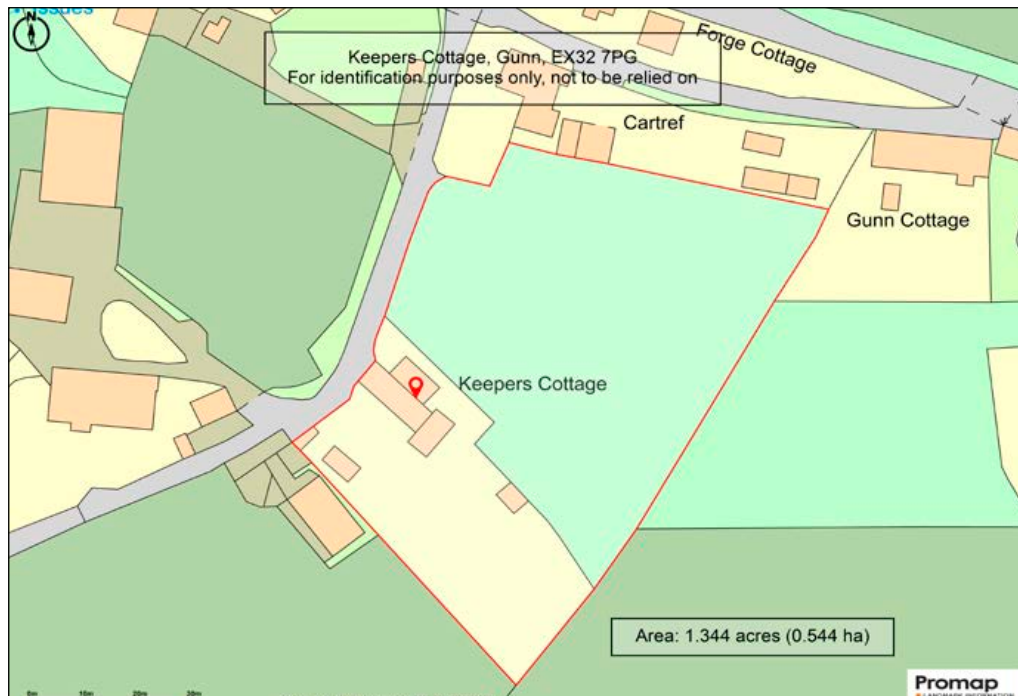
The gardens and grounds are a particular feature of the property, providing a wonderful sense of privacy and seclusion whilst enjoying a sunny south-facing aspect. Extending to approximately 1.34 acres in total, they comprise expansive areas of lawn interspersed with well-stocked flower beds and borders containing a variety of mature plants, trees and shrubs, creating year-round colour and interest. A number of seating areas are thoughtfully positioned throughout the gardens to take advantage of the peaceful surroundings and countryside views.

To the front of the cottage are two useful outbuildings, currently utilised for storage. A pathway leads to an upper garden area, where further lawns, flower beds and borders can be found, together with an additional charming outbuilding.

Beyond, a network of pathways meanders through the woodland to the rear of the property, offering a delightful natural retreat. The woodland also benefits from a separate access point, where additional off-road parking is available.

This wonderful combination of formal gardens and mature woodland creates a highly attractive and versatile outdoor environment, ideal for relaxation, gardening and enjoying the property's idyllic setting.





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TOTAL APPROX. FLOOR AREA

MAIN HOUSE = 183.4 SQ M / 1974 SQ FT

OUTBUILDINGS = 53.7 SQ M / 578 SQ FT (EXCLUDING LOG STORE / STORE)

TOTAL = 237.1 SQ M / 2552 SQ FT

PROPERTY INFORMATION

Services: Mains electricity and water. Private drainage. Oil fired central heating.

EPC: Rating F.

Local Authority: North Devon District Council, Civic Centre, North Walk, Barnstaple, Devon. 01271 327711.

Contents, Fixtures and Fittings: Only those mentioned within this brochure are included in the sale. All others, such as light fittings, mirrors, garden ornaments etc. are specifically excluded, but may be available by separate negotiation.

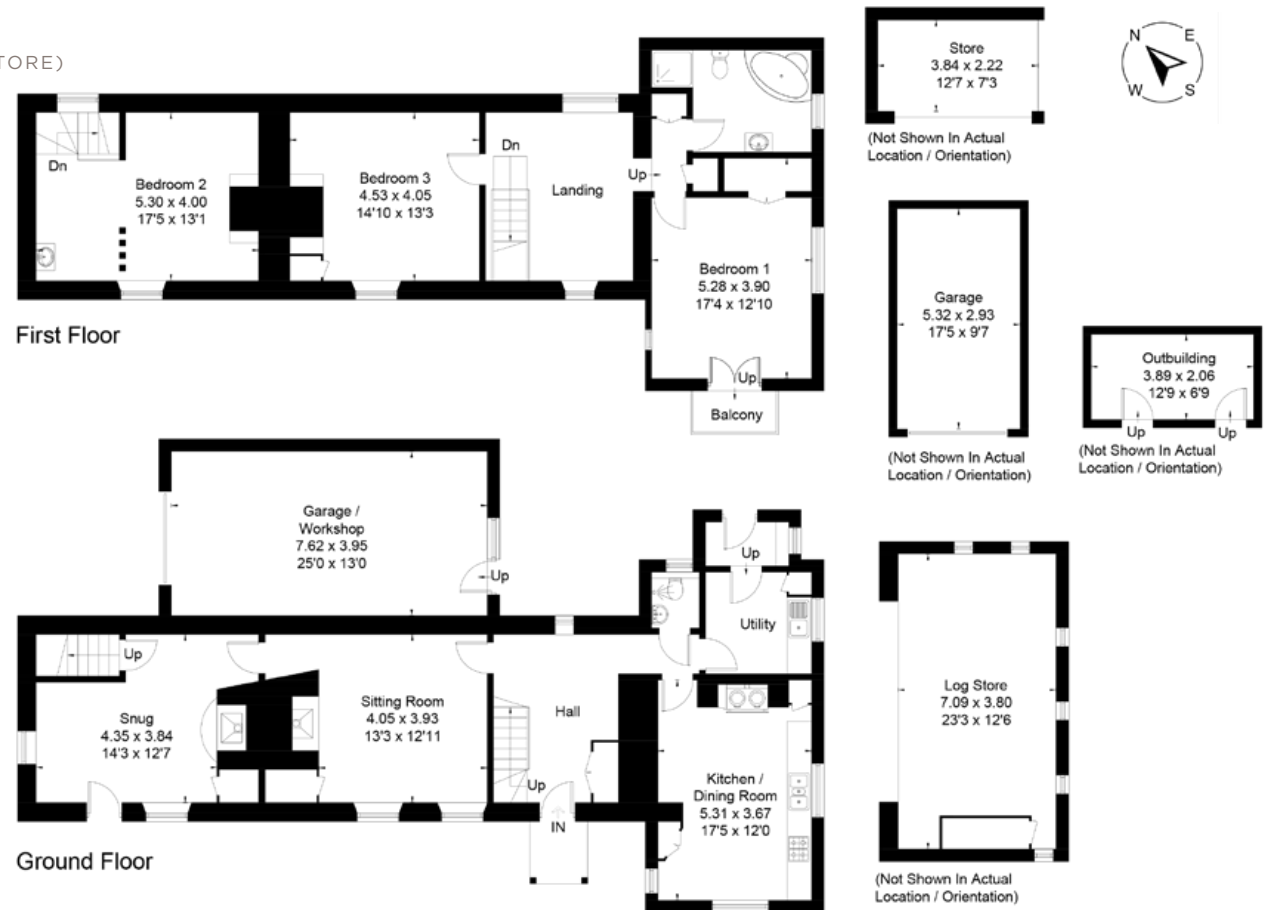
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Directions: From our office in Barnstaple, proceed along Bear Street and continue to the traffic lights, taking the road straight ahead signposted towards Goodleigh and Bratton Fleming. Continue out of the town and, after a short distance, turn right as signposted to Goodleigh.

Follow this road through the village of Goodleigh and continue onwards to Gunn. Upon entering the village, continue through until reaching Berry Lane on the right-hand side. Turn right into Berry Lane and proceed for a short distance before taking the first turning on the right. Continue along the unmade track and the property will be found on the left-hand side.

Viewing: By appointment with Jackson-Stops, North Devon. 01271 325153.

For sale by private treaty with vacant possession upon completion.



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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