



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	50	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



A spacious 3 bedroom semi-detached character cottage situated in a quiet location in this sought after rural village. Aga to dining area, wood burner to lounge, new Dimplex Quantum heaters to bedrooms. Attic room. Large Conservatory & useful barns forming utility/store rooms. Car port and good sized side garden.



BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS  
 Sales 01237 423888 Lettings 01237 471855  
 Email [bideford@blakproperty.co.uk](mailto:bideford@blakproperty.co.uk)  
 Website [www.blakproperty.co.uk](http://www.blakproperty.co.uk)



2 Barton Cottages, Monkleigh Bideford,  
 Devon, EX39 5JX | Guide Price £290,000

Briefly the cottage comprises: Entrance Hall, lovely Kitchen/Diner with red Aga, large Conservatory, Inner Hall, large Lounge with inglenook with woodburner, first floor landing, 3 Bedrooms, Bathroom and large Loft Room. Outside Useful Outside stores and Utility, Carport and enclosed side garden.

Situated in the highly popular village of Monkleigh which has its own sought after Primary School, Pub, Village Hall, Garage and Church and is surrounded by unspoilt farming countryside. The historic market town of Torrington is 3 miles distant and offers a good range of facilities including shops and cafes, a medical centre, primary and secondary schooling along with fantastic walks along the Tarka Trail. The popular Quayside town of Bideford is also a short distance away, providing further amenities and good transport links to Barnstaple. The coast is also close to hand with easy access to Westward Ho's sandy beach, Appledore & Instow along with Saunton, Croyde, Woolacombe and Bude.

Directions to find: Proceed out of Bideford on the Torrington Road the A386 and continue on this road for some distance, upon reaching Landcross take the turning signposted Monkleigh. Proceed on the A388 for some distance upon reaching the village of Monkleigh. Once in the village turn left on the sharp right hand bend and bear left towards Torrington, 2 Barton Cottages will then be seen on the right hand side.

What 3 Words: ///kebab.dance.thrashed

Entrance Hall:

Kitchen/Diner: 17' 4" x 15' 5" (5.28m x 4.70m) Range of fitted base cupboards with stainless steel sink unit, double glazed window with shutters, fireplace with solid fuel Aga, exposed beams

Conservatory: 15' 8" x 9' 9" (4.77m x 2.97m) Tiled floor, doors off to the rear.

Inner Hall: Staircase to first floor, understairs cupboard

Lounge: 17' 3" x 12' 6" (5.25m x 3.81m) Fireplace with wood burning stove, double glazed window with shutters, glazed door off to the rear

First Floor Landing: loft access

Bedroom One: 13' 0" x 9' 7" (3.96m x 2.92m) Quatum night storage heater, built in double and single wardrobe, double glazed window with shutters

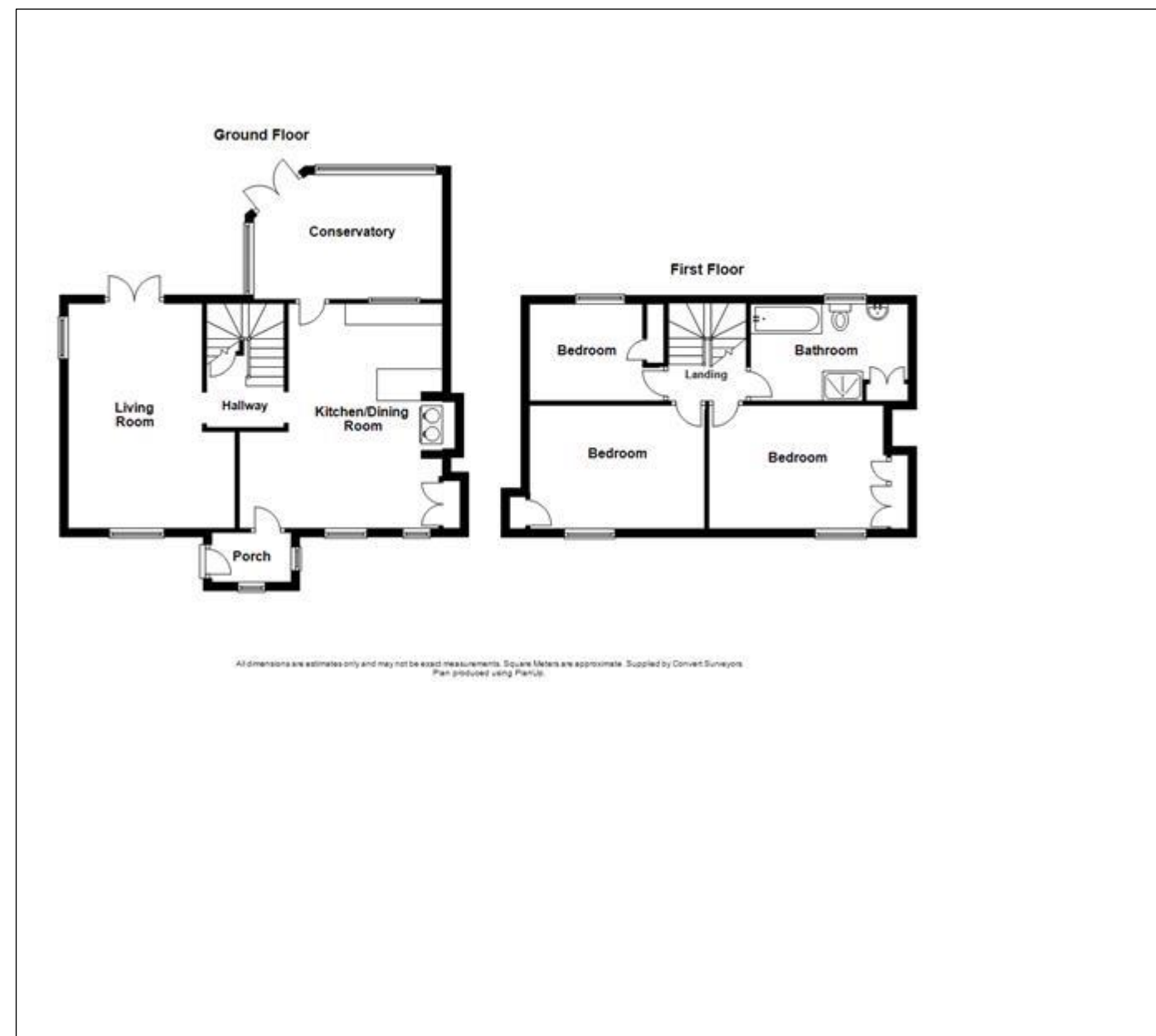
Bedroom Two: 11' 8" x 9' 4" (3.55m x 2.84m) Quatum night storage heater, built in d single wardrobe, double glazed window with shutters

Bedroom Three: 8' 5" x 7' 5" (2.56m x 2.26m) Quatum night storage heater, built in cupboards double glazed window with shutters

Bathroom: 12' 1" x 7' 6" (3.68m x 2.28m) Fitted with a three piece Avocado suite comprising modern panelled bath, was basin and low level WC, separate shower cubicle with Mira electric shower, heated towel rail, built in airing cupboard with lagged cylinder

Loft Room: Accessed via an extending loft ladder 20' x 8'9

Outside: Carport 26' x 11'5, side lawned garden. Workshop 19'7 x 10' Utility 10' x 9'6 plumbing for washing machine. Outside Toilet with low level wc and wash hand basin.



THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.