

**Lot No.: 11**

# MEADOW LODGE, HIGHER MUDDIFORD BARNSTAPLE, DEVON, EX31 4EZ



- Freehold with vacant possession
- A substantial detached dwelling house of character in need of renovation but enjoying the benefit of gardens of generous proportions and additional woodland extending in area to approximately 2 acres
- Located in a delightful rural location of low density development yet within easy reach of Barnstaple, the North Devon coastline, Exmoor National Park and the North Devon Link Road.
- Originally two adjoining cottages but now providing flexible accommodation with undoubted potential for refurbishment and upgrading to become a most desirable family residence or could readily revert to two separate dwellings.

## Property Details

### Location

This property is located within the hamlet of Higher Muddiford and is situated just to the west of the B.3230 to the north of Barnstaple. For detailed directions to the property and for viewing arrangements please refer to the Auctioneers.

### Description

It is believed that this dwelling house has been formed from two farm estate worker's cottages currently intercommunicating only at ground floor level. Whilst now in need of repair and modernisation this property readily lends itself for refurbishment to become a most desirable family residence in a much favoured residential location enjoying the benefit of south facing aspect over the countryside together with gardens and woodland extending in area to about 2 acres or so.

**EPC Rating:** F28

## Accommodation

### West Wing

#### Ground Floor:

No.1 Reception Room, Inner Hall, Cloakroom with W.C., No.2 Reception Room, Kitchen and rear Porch.

#### First Floor:

Landing, No.1 Bedroom (double), No.2 Bedroom (double), Bathroom with bath, wash hand basin and W.C.

### East Wing

#### Ground Floor:

Entrance Hall, Shower Room with shower, wash hand basin and W.C., No.1 Reception Room, No.2 Reception Room, Kitchen and Rear Conservatory Porch.

#### First Floor:

Landing, No.1 Bedroom (double), No.2 Bedroom (double) and Bathroom with bath, wash hand basin and W.C.

### Outside:

Gardens principally to the front and to the rear and area of mature woodland beyond the latter.

### Outbuildings

Car Port and Stores

### Tenure

Freehold with vacant possession but sold as seen with all remaining contents.

**Guide Price £275,000 - £325,000**

### Sole Agents

SHOBROOK & CO LTD

### Vendors Solicitors

Wolferstans, Deptford Chambers, 60/66 North Hill, Plymouth, PL4 8EP

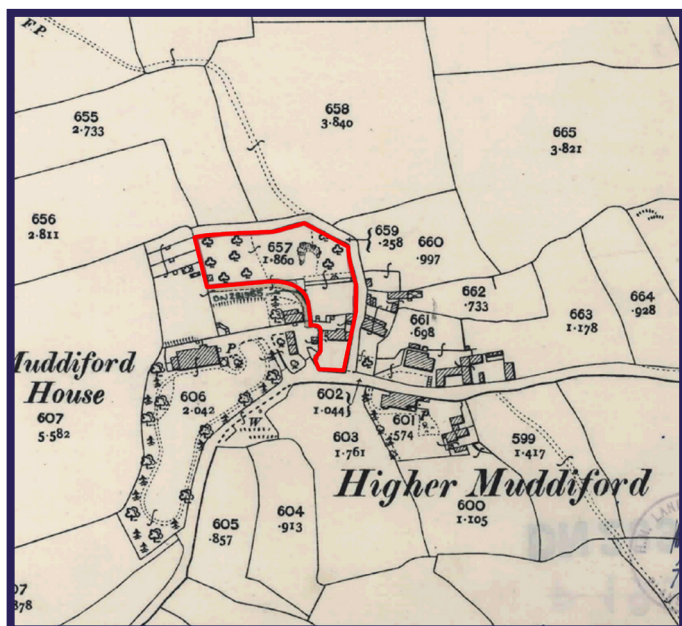
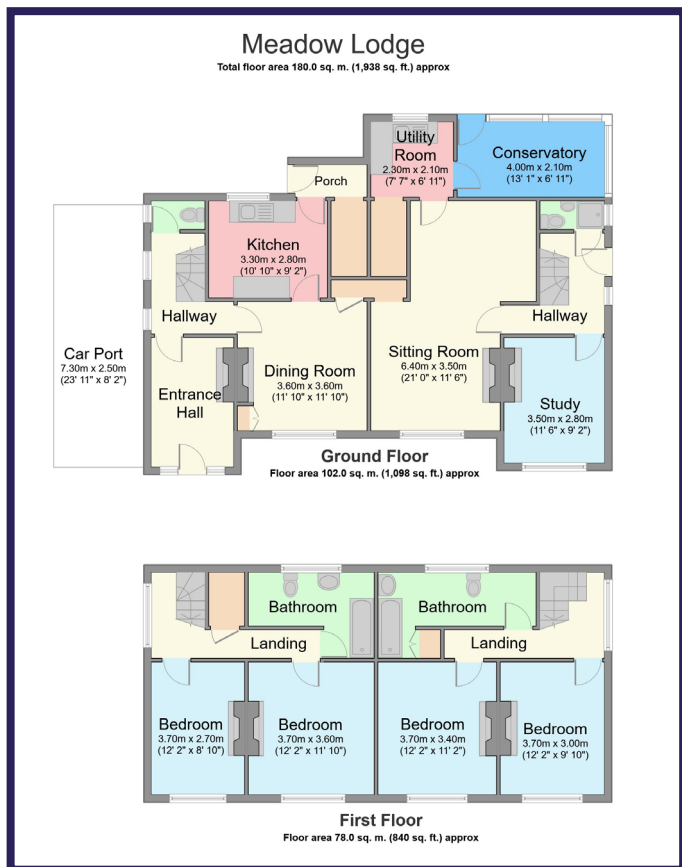
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DX: 8206 Plymouth 1 Reference: John Chapman



**Lot No.: 11**

# MEADOW LODGE, HIGHER MUDDIFORD CONTINUED



**Guide Price £275,000 - £325,000**

**For illustrative purposes only and not necessarily correct in every detail. NOT TO SCALE**

Prospective purchasers should satisfy themselves as to the actual layout by personal inspection. This plan is provided for location identification purposes only. It does not necessarily indicate the precise boundaries of the site. Please refer to legal pack for plan attached to contract