



## Eastwick Barton, Nomansland, EX16 8PP

Asking Price £289,950

A delightful thatched three-bedroom cottage, full of character in a sought-after village location.

**Winkworth**

[Winkworth.co.uk](http://Winkworth.co.uk)

Crediton: 01363 773757  
[crediton@winkworth.co.uk](mailto:crediton@winkworth.co.uk)

Exeter: 01392 271177  
[exeter@winkworth.co.uk](mailto:exeter@winkworth.co.uk)

Tiverton: 01884 675 675  
[tiverton@winkworth.co.uk](mailto:tiverton@winkworth.co.uk)



### AT A GLANCE:

Eastwick Barton is situated in the sought-after village of Nomansland. This charming cottage boasts two double bedrooms, one single bedroom, a recently installed kitchen, and a converted garage currently utilised as a games room.

Nomansland village lies approximately 7 miles west of Tiverton, a bustling market town that boasts an array of amenities including shopping, banking, recreational activities, healthcare services, and educational institutions. Commuting is made convenient via the nearby North Devon Link Road, which allows easy access to the north coast through Barnstaple or eastward towards the M5 (J27) and Parkway mainline Railway Station. For broader options, the cathedral city of Exeter, located around 16 miles to the south, provides a more extensive range of facilities. Similarly, Taunton, the County town of Somerset, is approximately 29 miles to the north, offering a diverse selection of amenities.

As you step into this charming countryside cottage, you'll find the newly renovated kitchen to your right, complete with, 5 ring induction hob, integrated dishwasher, fridge freezer, and eye-level oven. The kitchen boasts a selection of sleek white wall and base units complemented by contemporary white worktops, with grey vein detail. Continuing from the kitchen, the utility room offers plumbing and ample room for both a washing machine and tumble dryer, along with extra storage space. Adjacent to this is the cloakroom, featuring a WC and sink.

The spacious open plan dining room and sitting room serve as an ideal gathering spot for the family, offering plenty of space for a large dining table as well as standard sitting room furnishings. Additionally, a generously sized storage cupboard within the sitting room offers convenient storage space for shoes, coats, and toys. Double French doors lead directly into the enclosed rear garden.

On the first floor, you'll find three spacious bedrooms. Bedrooms one and two are doubles, each equipped with built-in storage, while bedroom three offers ample space as a generous single with a window facing the rear aspect. The family bathroom features a bath with a shower overhead, along with a WC and sink, all presented in a fresh and bright grey and white colour scheme. An airing cupboard is in the hallway on the first floor.

### Outside:

The spacious garden, primarily featuring a well-maintained lawn, includes a decked area and various flowers and shrubs. At the rear, there's allocated parking space for two or more vehicles, accessible either by foot through the garden gate or by a large wooden gate for vehicles. The double garage has been converted into a versatile games room, complete with power and Wi-Fi. Alternatively, it could serve as a sizable home office or remain as a games room, complete with a bar and pool area, as it currently stands. If desired, the garage could be easily converted back to its original state.

Directions:- Using the what3words app, search:-  
breathing.exhaled.ranged



### AT A GLANCE:

- Three Bedrooms
- Mid Terrace
- Character Cottage
- New Kitchen
- Immaculate Throughout
- Enclosed Garden
- Off Road Parking
- Converted Garage

### PROPERTY INFORMATION:

- Freehold
- Council tax Band: C
- Mains electric, water and oil-fired central heating.
- Broadband: Ultra-Fast Broadband Available Within This Postcode, (checked on Openreach 03.04) Fibre to the Premise.
- Mobile Signal: You are likely to get good coverage. (checked on Ofcom 03.04)
- The property has restricted covenants, please ask us for further details.

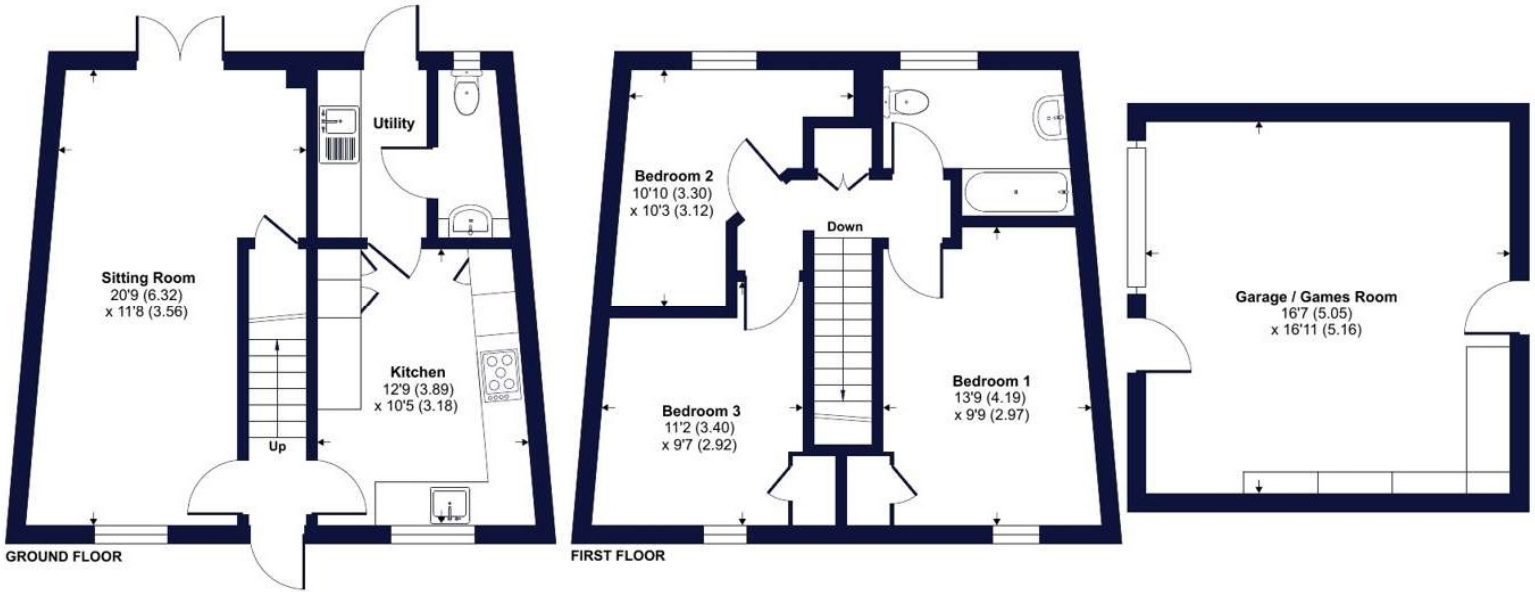
# Eastwick Barton, Nomansland, Tiverton, EX16

Approximate Area = 896 sq ft / 83.2 sq m

Garage = 283 sq ft / 26.2 sq m

Total = 1179 sq ft / 109.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1108215

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>67</b>
(39-54)	<b>E</b>	<b>53</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	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

Winkworth

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

Tiverton: 01884 675 675  
tiverton@winkworth.co.uk