STAGS

Rose Cottage Chittlehampton

Rose Cottage Chittlehampton, Umberleigh, Devon EX37 9PU

South Molton 5.5 miles Barnstaple 8 miles

A superbly presented character cottage set in a popular village

- Living Room
- Dining Room
- Kitchen
- Study/Bedroom 3
- 2 Further Bedrooms (1 En-Suite)
- Bathroom
- Enclosed Garden and Parking
- Fine Views

Guide Price £249,500

Situation

Rose Cottage is set towards the western edge of the sought after village of Chittlehampton. The popular village has a thriving community and excellent village amenities including a general stores/post office, primary school, church and a very popular public house, The Bell Inn.
About five and a half miles to the east is the local market town of South Molton, which offers an excellent range of shopping, social and banking facilities as well as infant, junior and senior schools. The A361 North Devon Link Road bypasses the town and provides an excellent road link to the regional centre of Barnstaple to the west and to Tiverton and the M5 (Junction 27) to the east where there is a railway station at Tiverton Parkway on the London Paddington line.

Description

Rose Cottage is an attractive Grade II listed character cottage presented in superb decorative order with recent improvements having been carried out by the current owners. The cottage has plenty of room for parking and enjoys far reaching views over farmland to the rear.

Accommodation

To the rear of the cottage is an ENTRANCE LOBBY with slate tiled floor which opens into the double aspect LIVING ROOM with a large stone fireplace with wood-burning style stove (gas fired) and exposed ceiling beam. An opening leads through to the DINING ROOM with a slate floor, fireplace with original range (non-functioning), stairs to the first floor and front door to outside. CLOAKROOM with wash basin and WC. The KITCHEN is fitted with a matching range of wall and base units with worktops over, sink unit and fitted gas oven and hob. Steps lead down to a REAR LOBBY with stable door to outside and door to STUDY/BEDROOM 3 with a beamed ceiling and built-in cupboard.

On the FIRST FLOOR there are TWO DOUBLE BEDROOMS either side of a LANDING. BEDROOM 1 has exposed ceiling timbers, fitted wardrobes and a newly fitted EN-SUITE SHOWER ROOM with tiled shower cubicle, pedestal wash basin and WC. BEDROOM 2 has exposed ceiling beams and a fitted cupboad. The newly-fitted BATHROOM now has a slate floor and part tiled walls, roll-top claw foot bath with mixer tap and shower attachment, pedestal wash basin and heated towel rail.

Outside

Double five-bar gates lead into a large, gravelled parking area with a useful timber-framed garden shed, There is a paved terrace to the rear of the cottage with fine views away to the north. Set below the cottage is a useful GARDEN STORE/WORKSHOP.

Services

All mains services currently connected. Council Tax band B (North Devon Council). Gas central heating via radiators.

Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

From the B3227 just to the south of Chittlehampton take the turning towards the village at Homedown Cross. Continue into the village and at the crossroads (Townsend Cross) turn left. The property will be found soon after on the right.

Approximate Gross Internal Area = 120.2 sq m / 1294 sq ft
(Excluding Workshop / Store)

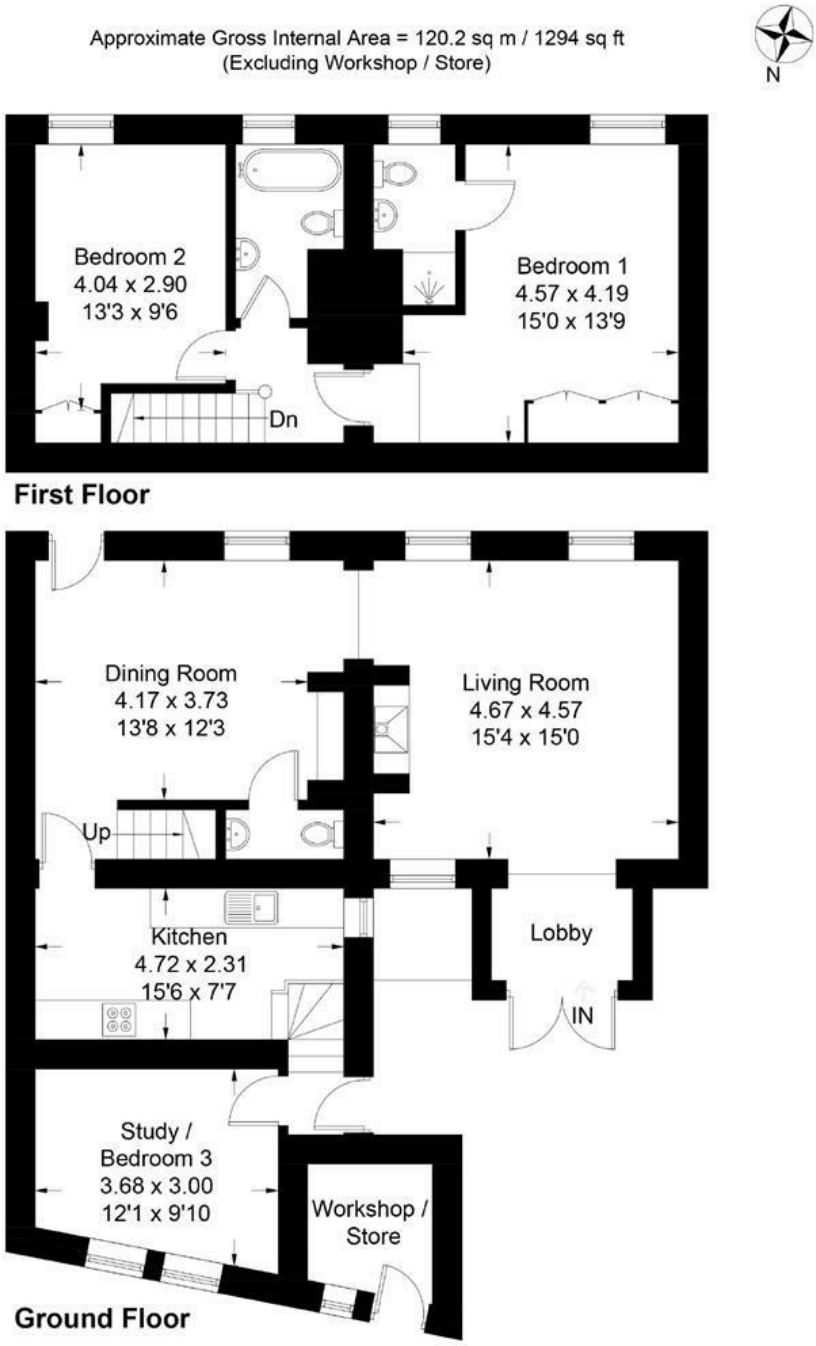

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID565926)

These particulars are a guide only and should not be relied upon for any purpose.

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