



The Old Rectory &  
Cottages





# The Old Rectory & Cottages

Kings Nympton, Umberleigh, Devon EX37 9SS

South Molton 5 miles • Exmoor 10 miles • Barnstaple 16 miles

Stunning Grade II Listed Rectory with annexe, separate residential property and five 5\* self-catering cottages in a popular North Devon village

- 5 bedroom Grade II Listed Rectory
- 2 bedroom annexe
- 3 bedroom converted barn with residential permission
- 5 self-catering holiday cottages rated 5\* by Visit England
- Swimming pool
- Fabulous mature gardens
- Biomass boiler
- In all about 3.5 acres

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## Location

Kings Nympton is a thriving village with an active local community. There is pre and primary schooling, an award winning thatched public house, places of worship and large modern village hall. The Tarka Line, one of Britain's most scenic railways running for 39 miles between Exeter and Barnstaple, stops at Kings Nympton.

The bustling North Devon market town of South Molton (5 miles) has a good range of local services, including shops, banks, recreational facilities, primary and secondary schooling. From South Molton the A361 North Devon Link Road provides easy access to Tiverton and the M5 motorway (Junction 27) with mainline rail links available at Tiverton Parkway (London, Paddington approx. 2 hours) and international airports at Exeter and Bristol.

The regional centre of Barnstaple (16 miles) is thought to be the oldest borough in England dating back to the 900s. It has a comprehensive range of retailers and interesting attractions along with independent boutique shops, local food producers selling their delicious delicacies in the Pannier Market and, of course, the town's colourful history can be explored.

Exmoor National Park (10 miles) offers beautiful moorland scenery with many foot and bridle paths and the stunning North Devon coastline, whilst the popular sandy beaches of Instow, Saunton Sands, Croyde Bay, Putsborough and Woolacombe are all within easy reach.

## The Old Rectory

The property is quietly located in this charming village and is surrounded by its own gardens and grounds of about 3.5 acres. A gravelled driveway leads to this substantial and attractive Grade II Listed property which is believed to have late 16th Century or early 17th Century origins and was remodelled in 1851. Throughout the property many of the rooms are well proportioned with high ceilings and period features. In brief the accommodation comprises:

Front door leading to hallway. Door to inner hall with doors off to the dual aspect **sitting room** with marble fireplace and open fire. Period features including high ceiling, architrave and ceiling rose, French doors to the garden. **Dining room** with built in display cupboard and French doors to garden. **Snug** with tiled floor and large fireplace with wood burning stove. Fully fitted dual aspect **kitchen** with range of wall and base units, granite worktops and built in appliances. Door to **utility room** and garden beyond. There are also inter-connecting doors into the annexe.

An impressive sweeping staircase leads to the first floor. The **master bedroom** is light and bright with dual aspect windows and a large marble fireplace. There are **two further large double bedrooms** with fireplaces. The sizeable **family bathroom** has two sinks, freestanding slipper bath, separate shower cubicle and WC. There is a separate **cloakroom**. A door leads to an inner hall with doors to a **shower room** and **double bedroom** and steps down to a dual aspect **bedroom**.





## The Annexe

This has its own separate front door but there are also inter-connecting doors into the main house. On the ground floor is a well-equipped **kitchen, bathroom** and open plan **living room/dining room** with wood burning stove. A spiral staircase leads to the first floor with **two bedrooms**. The annexe can be used for residential purposes or let for self-catering holidays.

## The Tythe Barn (sleeps 7 plus cots)

Although currently used for self-catering holidays this property has **full residential consent**. Originally a 16th Century barn this has been skilfully converted into delightful accommodation.

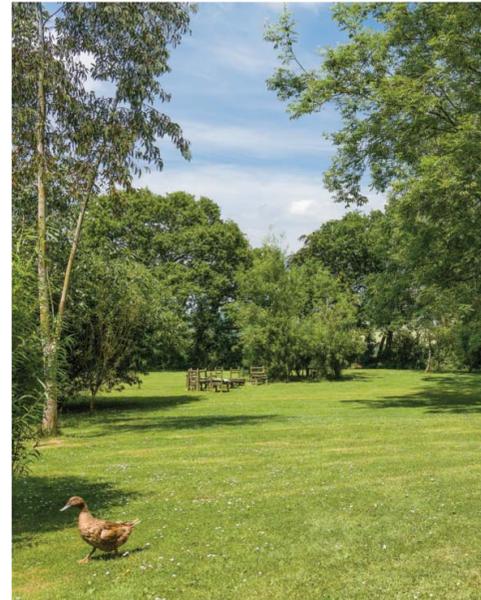
There is a private walled garden and BBQ area and on the ground floor there is a lovely open plan living space and kitchen, utility room, downstairs double bedroom and wet room. On the first floor is a double bedroom, a triple bedroom and a bathroom.

## The Grounds

The mature gardens and grounds surrounding The Old Rectory are a fantastic asset and provide a peaceful setting for the property. Enclosed in part by stone walls there is a wide range of established trees, including two stunning Fig trees, mature shrubs, lawns and woodland. There are many seating areas from where the gardens can be enjoyed. The two ponds provide interesting focal points and are particularly popular with the ducks! Tucked away is a children's play area with wooden fort and slide. In all the gardens and grounds amount to about 3.5 acres.

## Swimming Pool

Very popular with guests is the outdoor heated swimming pool with terrace overlooking the garden. The pool is covered with a "greenhouse" style cover enabling the pool to be enclosed on cooler days or during hotter periods the sides can be lifted turning it into an outdoor pool again.



## The Holiday Cottages

These high quality holiday cottages can be let year round and the business is currently operated by a husband and wife team with part-time, self-employed help with cleaning and gardening. Rated Visit England 5\* for self-catering accommodation, they are promoted via the owner's website and through Premier Cottages. In brief the cottages comprise:

### Little Nymet (sleeps 2 plus cots)

A charming cottage with galleried double bedroom with ensuite bathroom. Open plan living room/kitchen/dining room on the ground floor. This cottage can interlink with Nymet Mews for larger family accommodation.

### Nymet Mews (sleeps 5 plus cots)

A large cottage with open plan living room/dining room/kitchen. Double and triple bedroom on the first floor with family bathroom. A door on the ground floor can be opened to link with Little Nymet to provide larger self-contained accommodation for seven guests.

### Woodlands (sleeps 4 plus cots)

This cottage is situated on the edge of the small wood and is presented to an extremely high standard. There is a large sociable open plan kitchen, living and dining space with stable doors opening onto a private slate flagged terrace opposite the duck ponds. On the first floor is a magnificent master bedroom with full length glass gable end window. Space for two single beds and ample room for cots.

### Chestnuts (sleeps 4 plus cots)

A roomy traditional cottage with dining kitchen and separate dual aspect lounge on the ground floor. Twin bedroom, double bedroom and bathroom on the first floor. Lovely views across the gardens and ponds.

### Hawthornes (sleeps 4 plus cots)

This cottage is all on one level and offers an open plan kitchen, living and

dining space with patio doors to a terrace overlooking the gardens. Double bedroom, twin bedroom and bathroom.

## Outbuildings

To the rear of The Old Rectory the Biomass boiler and pellet store are housed in two sheds. There are a number of other sheds and storage buildings around the property.

## Local Authority

North Devon [www.northdevon.gov.uk](http://www.northdevon.gov.uk)

## Services

Mains electricity, mains water and mains drainage. A Biomass wood chip boiler provides the heating for the Old Rectory and annexe. Oil fired central heating to the self-catering cottages.

## Outgoings

The Old Rectory – Council Tax Band G

The holiday cottages have a Rateable Value of £12,250.

## Directions

From J27 on the M5 motorway take the A361 towards Barnstaple. After approximately 25 miles take the B3227 towards South Molton and drive into the town centre. The former red brick Post Office building will be directly in front of you. Bear left beside the old Post Office and head down South Street. After approximately 800 yards turn left signposted George Nympton and Kings Nympton and follow signs to Kings Nympton. On entering Kings Nympton bear right past The Grove Inn public house. The Old Rectory entrance is about 80 yards along on the right.

## Viewing

Strictly by appointment through Stags Holiday Complexes department on 01392 680058.

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



Woodlands Cottage

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TOTAL APPROX. FLOOR AREA 3796 SQ.FT. (352.6 SQ.M.)

Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate.  
For illustrative purposes only. Not drawn exactly to scale.

