

GROUND FLOOR



1ST FLOOR



VENN COTTAGE, ATHERINGTON, EX37 9HN

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Offers In The Region Of

**£325,000**

## Rural Cottage with Paddock

Venn Cottage, Atherington, Umberleigh, EX37 9HN

- Rural Cottage
- 2/3 Bedroom, Bathroom
- Garden with outbuildings
- Grassy Paddock 0.75 Acre
- Living room, Kitchen
- In need of renovation/improvement
- Taw Valley Setting
- Office.

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## Directions

Grid Ref 583/244 From the A361 North Devon Link road just south of Barnstaple take the A377 road south to Crediton/Exeter. You will immediately pass through Bishops Tawton. Follow the road south for just under 5 miles were turn right before the garage at Fishleigh Rock towards Atherington. Within about a quarter mile the cottage is the first to the right hand side of the road.. Using what3words a free app for mobile phones enter [///handyman.assets.pioneered](http://www.what3words.com)

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## Room list:

### Entrance Porch

### Sitting Room

4.037 x 3.98 (13'2" x 13'0" )

### Office

3.972 x 2.63 (13'0" x 8'7")

### Kitchen

5.409 min x 4.16 max (17'8" min x 13'7" max)

### Ladder Access to

### Bedroom 3

4.00 min x 4.16 max (13'1" min x 13'7" max)

### Landing

### Bedroom 2

4.05 x 1.347 min rising to 2.227 (13'3" x 4'5" min rising to 7'3")

### Bathroom

3.016 x 1.755 (9'10" x 5'9")

### Bedroom 1

4.025 x 3.266 (13'2" x 10'8")

### Front Yard Area

### Steps up to Garden

### Paddock

## Overview

In the River Taw valley with far reaching views from the garden and paddock down and over the River Taw valley its partially wooded slopes and north towards Barnstaple and to the hills beyond.

A detached 2/3 bedroom stone built cottage for renovation/improvement with its garden and adjoining gently sloping paddock, the whole about 1.00 Acres.

Set off the country road between Atherington and the A377 Barnstaple to Exeter road near Fishleigh Rock, the Garage with Post office/Fuel Pumps and Supermarket. Nearby there are a choice of country pubs at Umberleigh, Chittlehampton and Bishops Tawton. Primary Schools at High Bickington, Umberleigh, and Bishops Tawton.

To the north, about 6 miles is the North Devon Link Road/A361 just south of Barnstaple, the administrative centre for North Devon with the North Devon Coast and beaches at Instow, Saunton and Croyde.

Set by a country lane under a half mile from the main Barnstaple to Exeter road with Barnstaple about 6 miles to the north where there is also the North Devon Link road.

The property is a period stone cottage that needs some renovation/improvement.

There is a large garden up steps to the front where there are also some outbuildings and a gate into the adjoining paddock.

In an ideal world one would get planning to open up the field for off road parking and garage and "turn the house around" to take advantage of the superb views to the north.

## Services

Main water, electric, private drainage.

## Council Tax

Band C

## EPC Rating

Band G

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on

01271 327878 Out of hours  
Michael Challacombe 07970  
445204

