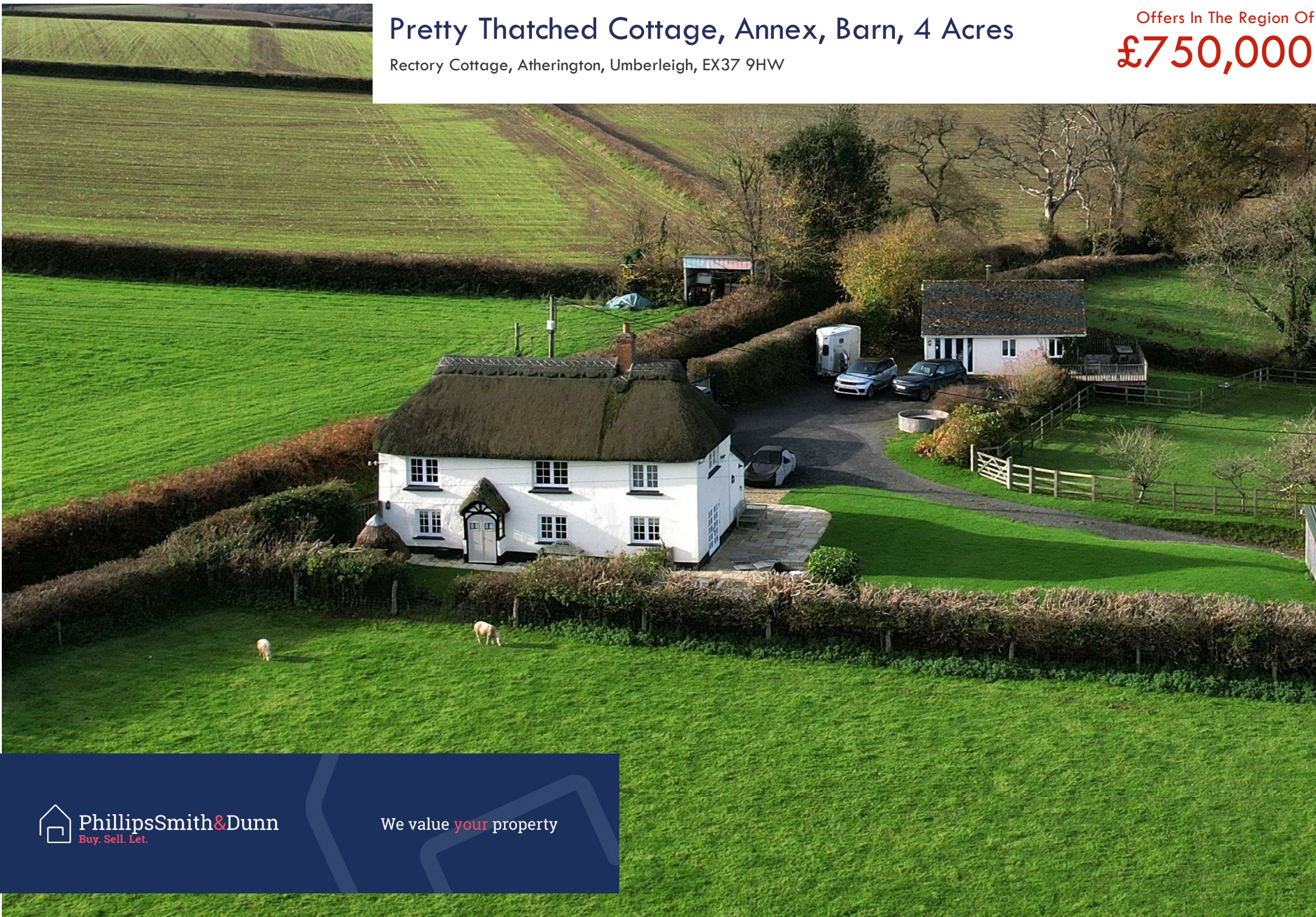


Pretty Thatched Cottage, Annex, Barn, 4 Acres

Rectory Cottage, Atherington, Umberleigh, EX37 9HW

Offers In The Region Of
£750,000



 **PhillipsSmith&Dunn**
Buy. Sell. Let.

We value **your** property



Pretty Thatched Cottage, Detached Annex, Stunning Views, Barn with Stabling, 4 Acres

Rectory Cottage, Atherington, Umberleigh, EX37 9HW



A beautifully presented, privately set, picture postcard, quintessential Devon thatched cottage, Grade II listed, tastefully modernised and updated, and retaining its inherent charm and character.

There is also an independent detached annex with extensive decking, off-road parking for some 8 to 10 cars, an adaptable modern general purpose shed, currently with 4 stables, feed store, workshops and vehicle garaging, easy to maintain garden, and adjoining pasture paddock, the whole being about 4 acres.

The property has outstanding views over the immediate surrounds of the valley of the River Taw, as it heads downstream to Barnstaple, a patchwork of fields and woodlands, and away in the far distance to The Chains on the Exmoor National Park.

Close by the small village of Atherington is centered around its ancient parish Church. whilst at Umberleigh, about a mile and a half is a train stop on the Barnstaple to Exeter tarka line also a popular village school, and a local pub with a further Inn at Chittlehampton. There is a petrol garage and local store also close by. At High Bickington there is a popular local golf course and fishing at Stafford Moor fishery.

Some 7 miles to the east is the expanding former market town of South Molton offering a good range of everyday facilities and immediate access onto the A361 /North Devon Link Rd which provides much improved communications to and from the North Devon area connecting directly as it does through to Jctn 27 on the M5 motorway to the east side of Tiverton, where there is also the Parkway Railway Station from where journey times to London/Paddington are approximately 2 hours distant.

To the north, 8 miles is Barnstaple, the ancient borough and administrative centre for North Devon offering a comprehensive range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, new leisure centre, tennis courts and also access onto the A361 North Devon Link Road

DETAILS

This pretty detached rural cottage is set high up on the slopes of the River Taw valley over which it enjoys a stunning outlook.

The cottage of immense charm and character has two reception rooms, kitchen, dining room and family bathroom and a utility room. Whilst on the first floor there are 3 bedrooms and a Jack and Jill shower room.

Privately set off a country lane the property has extensive car parking and turning to the end of which is a detached annex with decking and below a large modern timber frame umbrella building with four stables,

feed room, workshops and vehicle storage. Below is the level grassy pasture field with the whole a extending to about four acres.

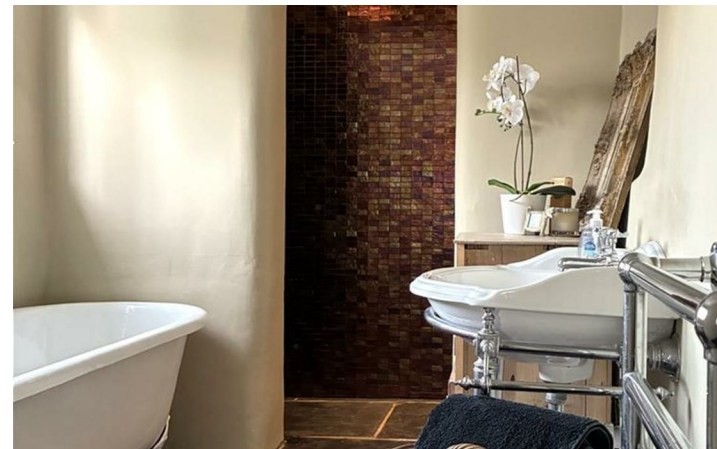
Council tax – Band

EPC – Band TBC

Services – Main water and electric. Septic tank drainage. Oil central heating.

VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-
01271 327878



Storm Porch

Entrance Door

Sitting Room 4.12 x 3.92 (13'6" x 12'10")

Window seat, original open stone fireplace with inset wood burning stove and bread oven. Central ceiling beam. Door to main stairs.

Galley Style Kitchen 4.14 x 2.95 (13'6" x 9'8")

Double aspect. Exposed original joists and boards. Slate flooring. To one wall a range of hand crafted drawers and cupboards, slate work tops with Belfast sink. Space for tall fridge/freezer. Option on Range Master 5 hob oven. Radiator.

Dining Area 3.15 x 2.99 (10'4" x 9'9")

Double aspect, slate flooring. 2 steps from Kitchen.

Rear Hall 2.0 x 1.4 (6'6" x 4'7")

Slate flooring

Rear Porch

Door to the garden



Family Bathroom 3.8 x 2.07 (12'5" x 6'9")

Slate flooring. Walk in wetroom area with tiling, drench head and hand held shower head. Cast iron bath with claw feet, central telephone shower, hot and cold. Low level wc. Antique sink with chrome legs and frame. Radiator/towel rail.

Garden Room 4.63 x 2.96 (15'2" x 9'8")

Double french doors to garden and stunning view, terrace and lawns. Stairs to first floor Bedroom 3

Bedroom 2 4.32 x 1.94 (14'2" x 6'4")

Radiator. Window with feild views.

Bedroom 1 4.35 x 3.88 (14'3" x 12'8")

Views over fields. Radiator. Wall light points. Exposed ends of original cruck beams. To one wall a range of timber cupboards with wardrobes, shelves, drawers, space for TV, storage and access to the Jack and Jill shower room.

Jack and Jill Shower Room 2.8 x 1.23 (9'2" x 4'0")

Fully tiled shower cubicle with drench head and hand held showers. Vented. Hand basin on timber shelf. Recessed store cupboard. Low level wc. radiator.

Bedroom 3 3.22 x 1.99 (10'6" x 6'6")

Lovely views over the field and Taw valley. Recessed ceiling lighting.

The Gardens

To the front of the house a lawned area with fields beyond. Adjoining a gravelled terrace area and further paved seating area all taking advantage of the outstanding views and being outside of the garden room doors. Below and sloping down towards the modern barn/stables.

Car Parking

Set back of the country lane and approach there is a fully clad electric gate giving the area full privacy. This area easily accommodates 8 to 10 cars

Utility/Boiler 2.89 x 2.09 (9'5" x 6'10")

Outside adjoining the rear porch. Deep sink, worktop. Oil central heating boiler. Washing machines, Pump for power showers.

The Annex

Set across the car park area is the single story annex converted from an original range of garaging.

Open Plan Living Room 5.32 x 6.04 (17'5" x 19'9")

A light, bright, double aspect room with double french doors to extensive decking area overlooking the view..Wood burning stove on a slate hearth, Kitchen area with worktops, sink and electric water heater. Engineered floor boarding.

Shower Room 2.23 x 1.19 (7'3" x 3'10")

Corner shower cubicle with electric shower. Hand basin in vanity unit. Low level wc.

Double Bedroom 3.12 x 2.68 (10'2" x 8'9")

Electric wall heater.

Gym

Could easily make a second bedroom for the annex.

A short drive runs down to a concreted yard area with timber post and rail fencing forming a loafing yard.

Modern Covered Barn

A timber frame umbrella building with internally a pair of block built stables with stable doors and storage space over. A further pair of stables and 2 smaller boxes, horsebox covered area, undercover grooming yard and further workshop areas.

Field

Adjoining the Barn is access to the level pasture field below which also has a separate gate to a further county lane. The whole is about 4 Acres.



NOTE

Some 10 to 15 miles to the north west of the property is the dramatic North Devon coastline at Instow, Saunton, Croyde, Putsborough and Woolacombe with sandy beaches, surfing, sailing, swimming, fishing, microlight flying, various golf courses and other associated facilities. To the north east, about 12 miles is the Exmoor National Park with its massive expanse of heather clad moorlands offering stunning riding and walking countryside,

DIRECTIONS

Approaching North Devon on the A361 as though from Tiverton, at the first roundabout at Barnstaple, bare left, and continue on the A361. At the next roundabout, take the first left exit onto the A377 road as though towards Crediton, and you will immediately enter Bishops Tawton. From Newbridge, continue on for a further three miles, ignoring the first right turning to Atherington, pass the Petrol Garage with the Londis Store, to your right, and on for a further mile, where turn right onto the B3227, as though to Atherington and Torrington. After just over a mile at Atherington, as you pass through the village, you will see the church to your right-hand side, and there take the next right-hand turn out of the village, as though back to Barnstaple. Drop down the hill, and almost immediately, a few hundred yards, turn left into a slip road, a country lane, that leads to the property for sale, which you will find within about a quarter mile, set back to the right-hand side of the lane. Using the free app for mobiles what3words enter the words///workouts.skinning.pony

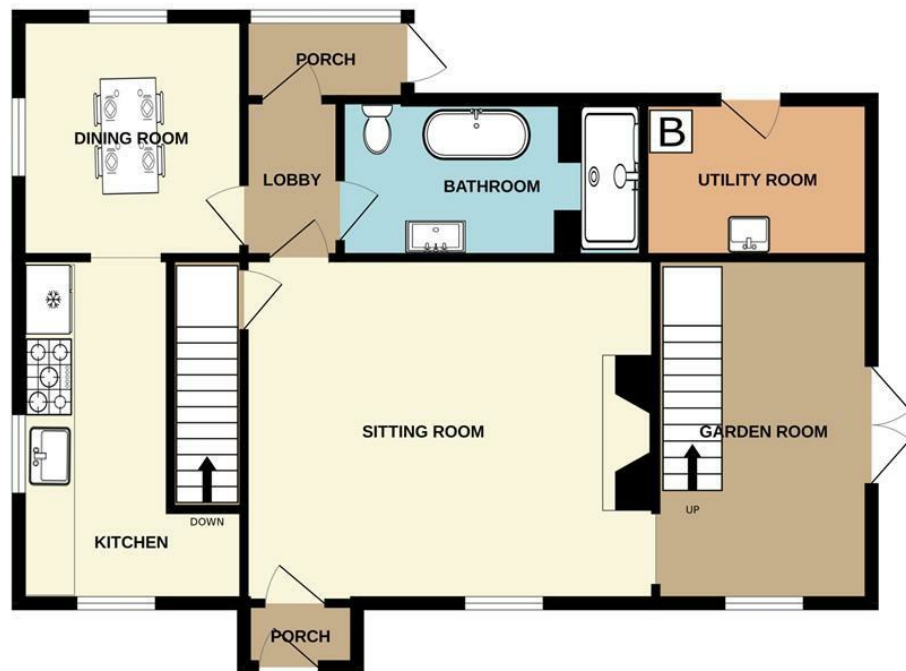


VIEWING

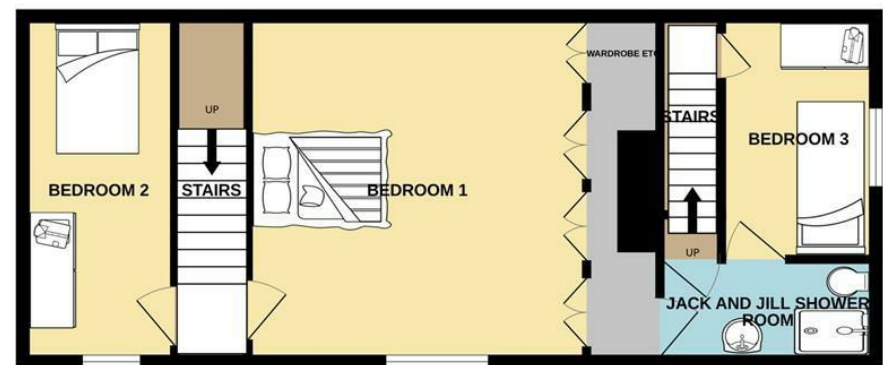
**By appointment through
Phillips, Smith & Dunn
Barnstaple Office
01271 327878 Out of hours
Michael Challacombe 07970
445204**



GROUND FLOOR
823 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



RECTORY COTTAGE, ATHERINGTON, EX37 9HW

TOTAL FLOOR AREA : 1342 sq.ft. (124.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025