



Guide Price £375,000

3 Bedroom Cottage for sale
Western Cottage, West Anstey



EweMove
SALES AND LETTINGS



Overview

Welcome to Western Cottage located in the historic hamlet of Yeo Mill, within the parish of West Anstey; this immaculate example of a semi-detached cottage is perfect for anyone looking for the rural lifestyle.



Key Features

- 3D Virtual Tour Available - Call or Email
- 3 Bedroom Character Cottage
- Loving Restored with Original Period Features
- Rural Views - Close to Exmoor National Park
- Home Office
- Jack & Jill Bathroom
- Off Road Parking
- South Facing Garden with Garden Room
- Early Viewing Advised - Call Now or Book Online







ON ARRIVAL

Arriving at your next home you will be surprised how deceptively large this semi-detached family home is, with 3-bedrooms, 2-large reception rooms & a home office, there is ample space for a family looking to immerse themselves in country living.

MOVING INSIDE

Once two cottages & a former police house, this unique home has been lovingly and sympathetically restored; packed with history & character, from the original oak beams & fireplace to a modern farmhouse kitchen.

Inviting family and friends into your new home, they will find themselves in a deceptively spacious lobby with doors leading to the kitchen, lounge & utility areas. To the right, the utility/boot room, with the original brick flooring of the 'Dairy', has space for both a washing machine and tumble dryer. There is also a downstairs shower room & wc, perfect for when guest visit or cleaning the dogs after a long walk on the moors. To the left you enter the modern farmhouse kitchen baked in natural light, this space has been cleverly designed with a built-in electric hob & integrated oven, ample storage, worksurface & room all those appliances required for modern day living.

The lounge or snug, situated off the lobby, boasts an inglenook fireplace complete with a large log burner & original period features. This bright and airy room with exposed stone walls still retains its cosy feeling and naturally flows into the dining room or parlour. This room also features an inglenook fireplace, which has had a biomass (wood pellet) boiler installed providing eco-friendly hot water and heating to the entire home. With space for a dining table which can comfortably accommodate 10 guests, this space is defiantly the heart of this home.

A rear porch (originally the front of the cottage) opens out onto a natural stone patio & landscaped terraced garden with ornate seating around a small pond.



UPSTAIRS

From the lounge, take the stairs to the first-floor landing. The master bedroom is to the right with views of the gardens and the hills beyond. This super king-size room is flooded with the afternoon sunlight, has the benefits of built in wardrobes and has a door leading to the Jack & Jill bathroom. Bedroom 2 is another super king-size room with original features and views to the rear of the property.

Dropping down a step off the landing is bedroom 3 with its double aspect windows and space for a double bed & wardrobe. Opposite bedroom 3 is the study or hobby room with built-in storage and a door leading into the Jack & Jill bathroom. Completing the living accommodation is the bathroom, with a Velux window flooding the room with natural light during the day and starlight at night, a perfect way to unwind in a relaxing bath with a glass of wine and a book.

IN THE GARDEN

Taking the steps up from the rear terraced courtyard you are greeted by the south facing meadow with trees and numerous potting sheds. Finally, with far reaching view over the Devon countryside, there is a large garden room and stone patio, perfect for those family BBQs or those tranquil moments with a coffee.

AROUND THE LOCAL AREA

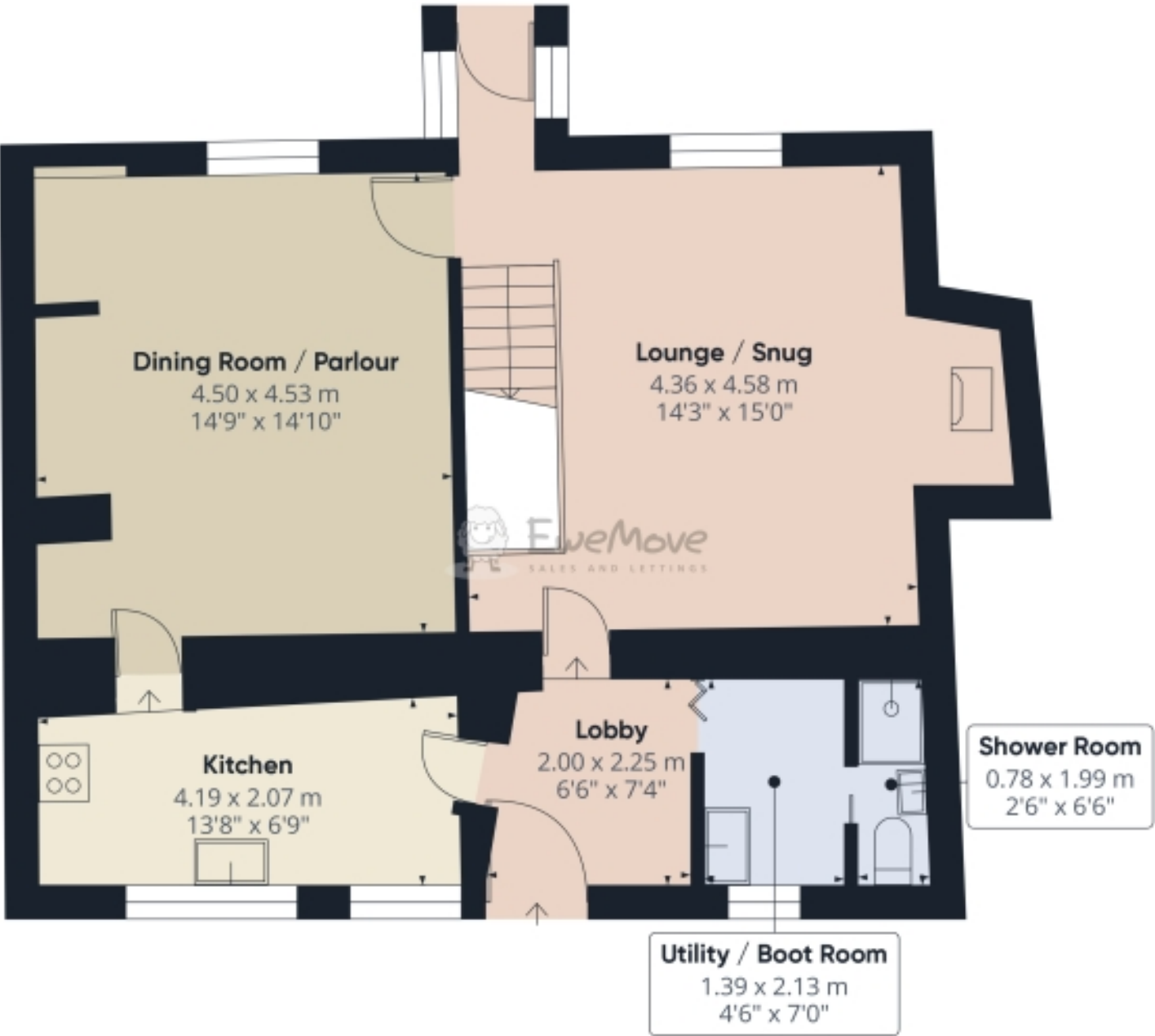
Situated on the edge of Yeo Mill, Western Cottage benefits from being close to all the local amenities that this thriving hamlet has to offer. These include weekly and monthly activities in the popular village hall; like Short Mat Bowls, Quizzes & Bingo, Ballroom & Latin dancing, Pilates & Yoga, Ferret Racing and not forgetting, the WI, Coffee Mornings, Mother & Toddler groups. The nearest Public House is the 'London Inn' in Molland and Churches can be found in East & West Anstey.

For the more energetic amongst us, the 'Two Moors Way' passes the property and Anstey Common is approx 1.5 miles away. For the equestrian lovers the West Anstey Stables is nearby providing everything you would need for a trek out on the moors.

The market town of South Molton is close by, which provides an excellent range of shopping, lifestyle and educational facilities including the award-winning Pannier Market. Only 5 miles away is the picturesque town of Dulverton with shops, farmers markets, pubs, cafes and restaurants and allegedly the best fish and chips around.

Take the A361- link road West to access the AONB of the North Devon coast and the market town of Barnstaple offering unique leisure & recreational experiences. Alternatively, head East to the M5 (J27) providing easy access to the city of Exeter or the county town of Taunton.

Floorplans



Floor 0 Building 1



Approximate total area⁽¹⁾
59.95 m²
645.28 ft²

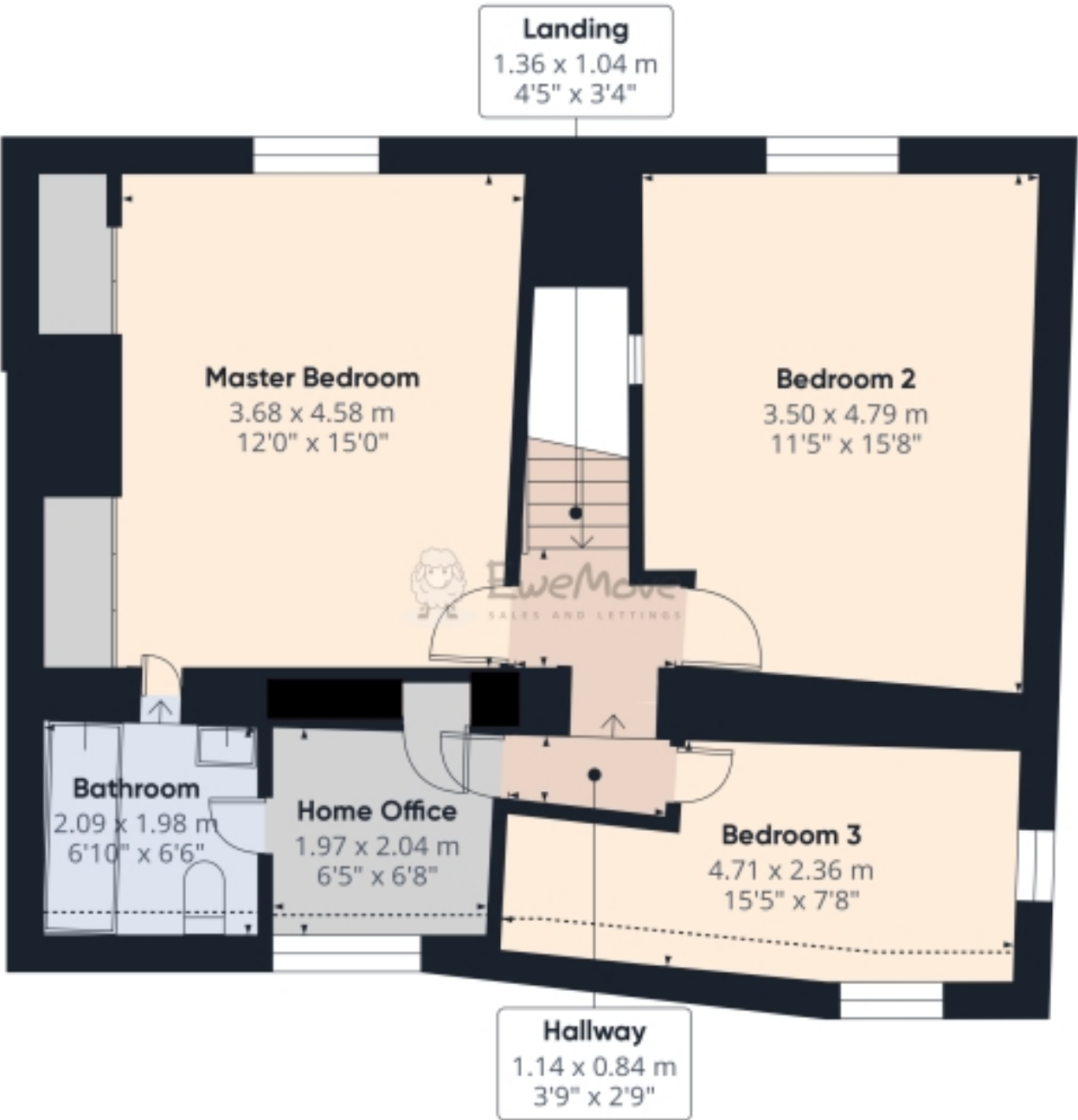
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floorplans



Floor 1 Building 1



Approximate total area⁽¹⁾

56.2 m²
604.93 ft²

Reduced headroom

2.54 m²
27.36 ft²

(1) Excluding balconies and terraces

Reduced headroom

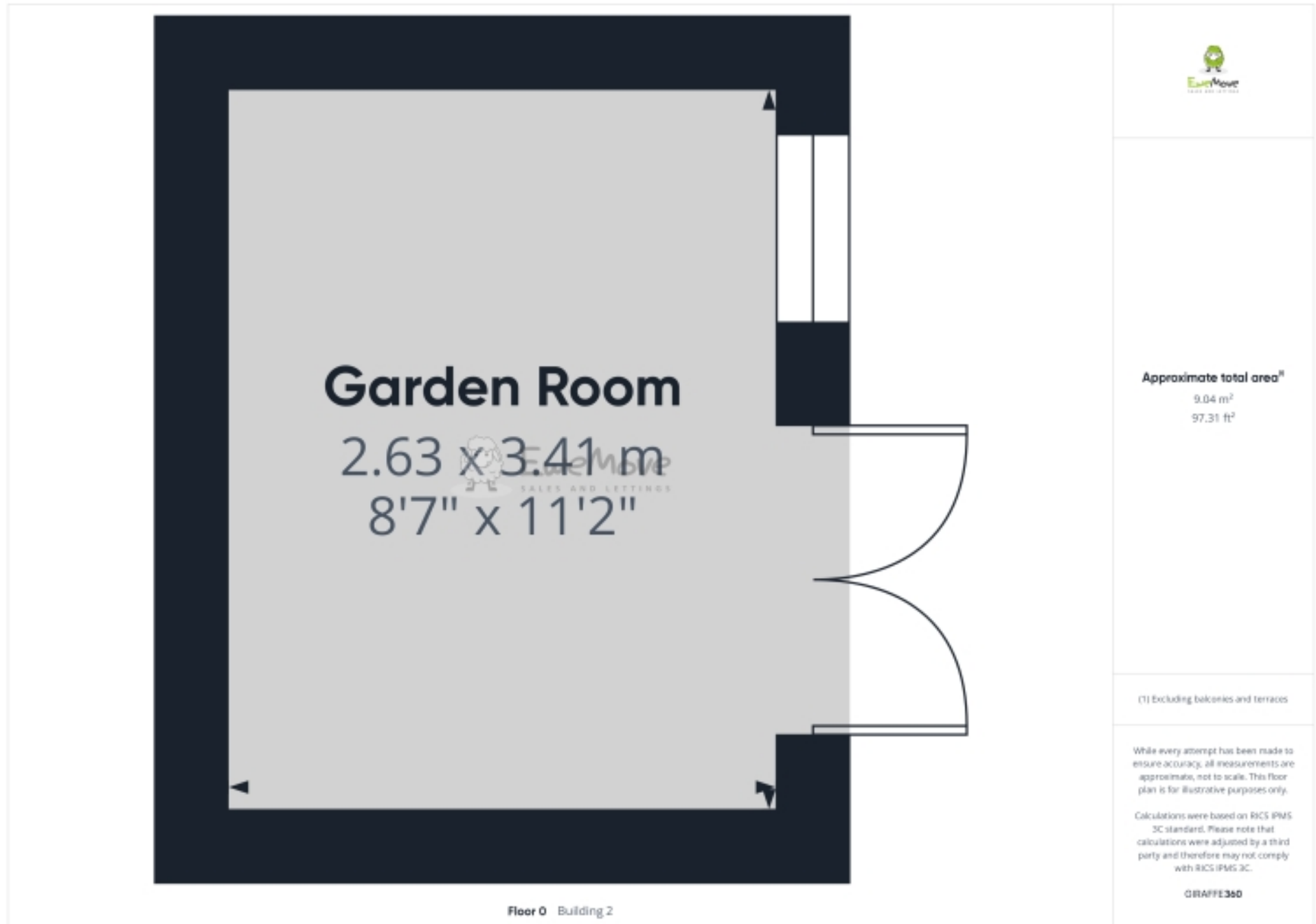
----- Below 1.5 m/5 ft

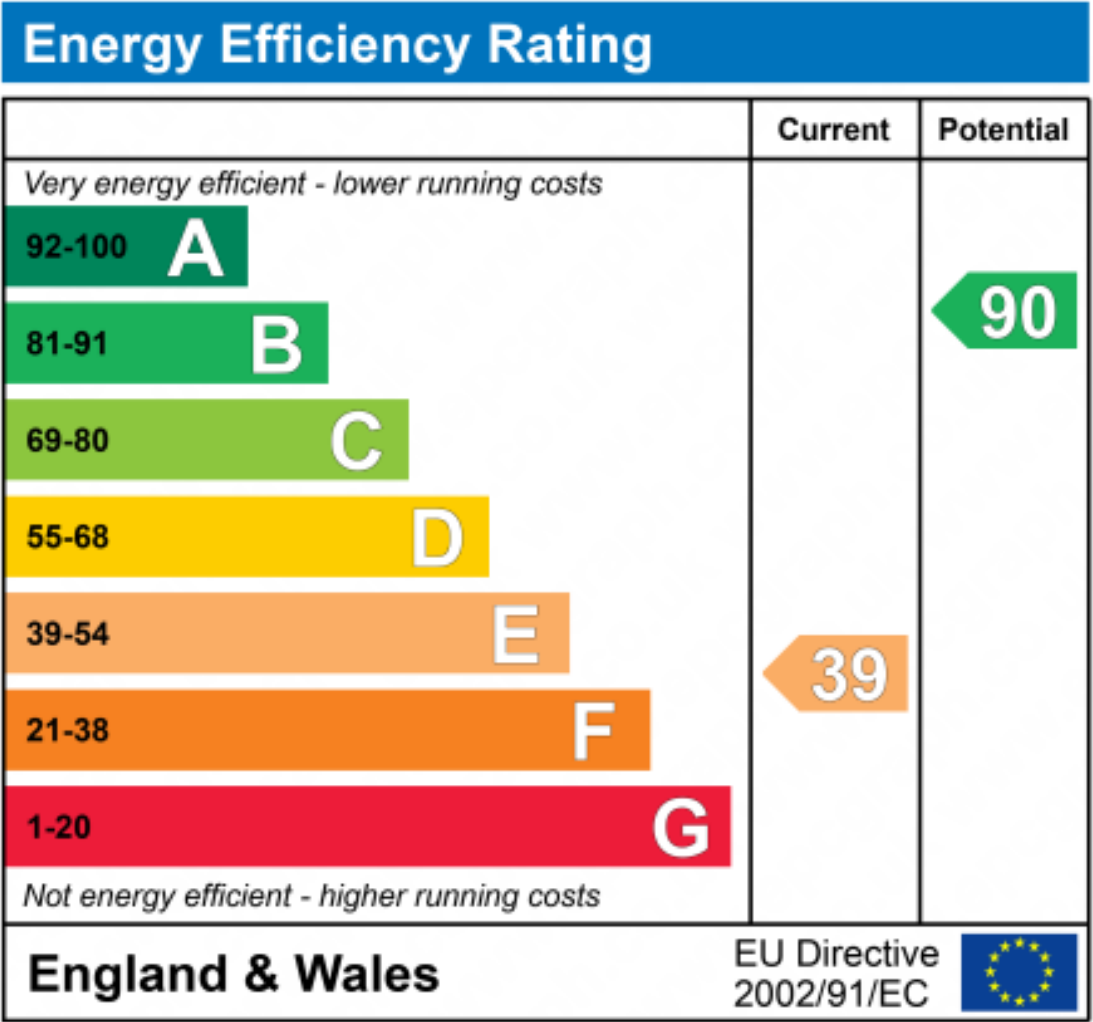
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Floorplans







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