



Primrose Cottage, Riddlecombe

Guide Price £385,000

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Primrose Cottage

Riddlecombe, Chulmleigh, EX18 7PE

- Character 17th Century Cottage
- Village location
- Pretty enclosed garden
- 4 bedrooms
- 3 bathrooms
- Upgraded by current owners
- Recent new thatch

Primrose Cottage is set in the picturesque small village of Riddlecombe amongst the rolling hills and peaceful Mid Devon countryside. This home is well proportioned with good sized rooms and the warmth and character you'd expect from a period cottage.

The entrance leads into a spacious conservatory area with plumbing for washing machine and dryer then onto the hallway. This leads to the kitchen, which has been recently re-fitted with stylish light units and plenty of larder cupboard space. There is a traditional style ceramic sink, oven and induction hob and space for dishwasher, fridge and freezer. There is a picture window overlooking the garden letting in plenty of light and room for a farmhouse table. The lounge is spacious with a traditional stone open fireplace hosting a multifuel wood burner which is fully compliant and a bread oven with original door. The 4th bedroom is downstairs (which could also be used as an office) and has an ensuite shower room.





Upstairs via the wide staircase is a lovely open landing area with plentiful storage leading to 3 double bedrooms and the family bathroom. Bedroom 3 has an ensuite shower room and views over the garden and the family bathroom has a white suite with shower over the bath and further storage.

The current owners have sympathetically updated the property using traditional materials but adding modern touches. A new oil external condensing boiler was added in 2022. The rear thatch was renewed in 2017 and the front thatch and ridge was re-done in 2022 giving a long remaining lifespan.

Outside there is a pretty enclosed garden with decking and lawn areas along with flower and shrub borders. The summer house (18 x 6) can be utilised as extra storage or just enjoyed as a garden room. There is a log and bin store making sure everything has its place. The peace and quiet of the garden is one of the many features that make Primrose Cottage a very special home.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Torridge 2024/25 – £2324.36

Utilities: Mains electric, water, telephone & broadband

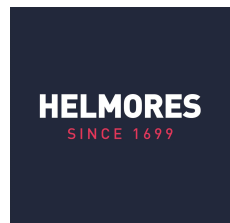
Broadband within this postcode: Fibre Enabled

Drainage: Mains drainage

Heating: Oil fired central heating, woodburner

Listed: Grade II

Tenure: Freehold



Riddlecombe is a traditional village mentioned in the doomsday book set amongst Devon farmland and in the parish of Ashreigney.

ASHREIGNEY is a charming village between Exmoor and Dartmoor and has a church, village hall and a bus serving Chulmleigh and Barnstaple. The local town of Chulmleigh, approximately 4 miles, offers an excellent range of day to day amenities, health centre, primary and secondary schooling, while the regional centre of Barnstaple (approximately 14 miles distant) offers a more comprehensive range of facilities. The Cathedral City of Exeter is approximately 45 minutes' drive away and offers access to the motorway network and main line railway networks. North Devon's impressive coastline with its steep cliffs and wide sandy beaches is within easy reach by car.

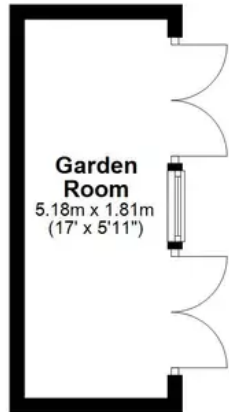
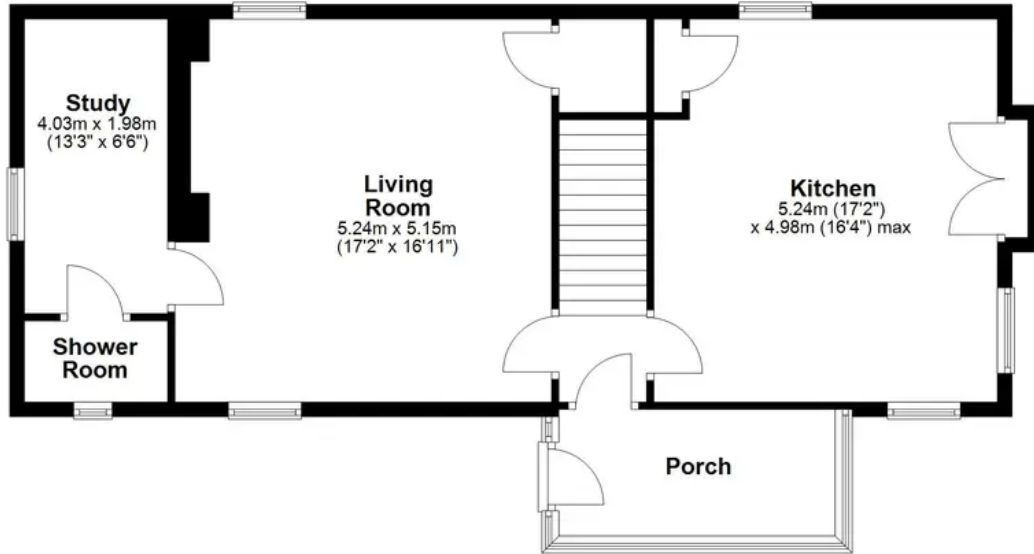
DIRECTIONS : From Crediton take the A377 in a westerly direction until you reach the village of Morchard Road, take a left turn here on to the B3220 towards Winkleigh. Continue straight through Winkleigh and onto the A3124 then take a right turn towards Ashreigney then the first left turn signposted to Riddlecombe, Primrose Cottage can be found in the centre of the village on the right.

What3Words: [///wire.roofed.alongside](https://www.what3words.com/#!/en////wire.roofed.alongside)



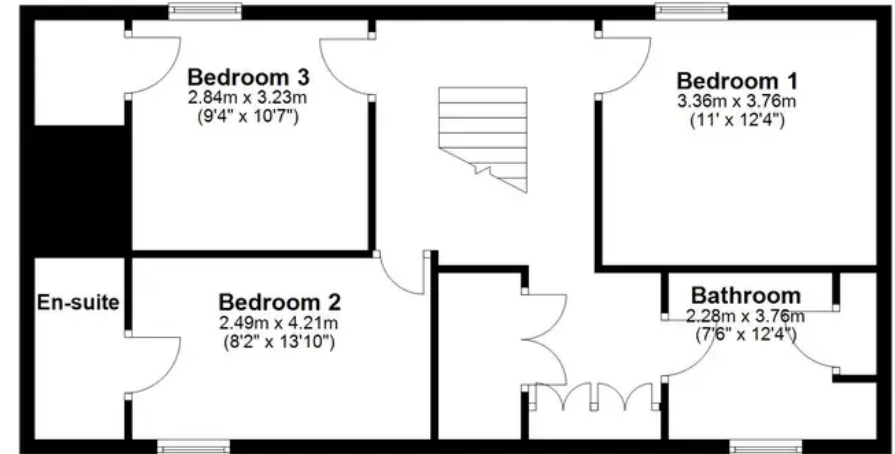
Ground Floor

Approx. 88.6 sq. metres (953.3 sq. feet)



First Floor

Approx. 66.8 sq. metres (718.9 sq. feet)



Total area: approx. 155.3 sq. metres (1672.1 sq. feet)

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