



## The Old Post Office, East Worlington, EX17 4TS

Guide Price £400,000



# The Old Post Office

East Worlington

- Character Cottage
- Wealth of original features
- 3 double bedrooms
- 2 Bathrooms
- Quiet rural village location
- Garage
- Cottage garden
- Outbuildings and parking
- Grade II Listed & Thatched

If you're looking for a slice of real Devon Heaven, look no further than this beautiful cottage. Set in the heart of rural Mid Devon surrounded by rolling hills and farmland, East Worlington is a small village with a lively community. Once utilised as The Old Post Office, this property now provides a historic home full of character and charm which has been sympathetically improved by its current owners with the use of traditional materials throughout.







The kitchen/dining room is large and open plan with the original post office counter now serving as the sink unit, an Everhot double oven range cooker and there is a dining area with a window seat with a lovely outlook over the garden. There is a scullery area with original cobbled floor, Belfast sink and spiral staircase in the corner. (Please note there is a beam in this room with limited height, 1.7m 5'7"). The lounge is a couple of steps up from the kitchen with an inglenook stone fireplace with original cloam oven (including a rare clay door) and Woodwarm woodburning stove. The hallway has an open area with a utility cupboard in the corner with sink and space for a washing machine and houses the electric boiler. In the upper part of the ground floor there is an area that was converted from an adjoining barn that now has access outdoors, a shower room with WC and a store room with mezzanine that could be upgraded to provide another bedroom or office area.

Upstairs there is a family bathroom with white suite bath, WC and sink, the hall leads through to the 1st Bedroom, a good sized double with exposed elm floorboards. There is access through to the 2nd double bedroom with a storage area in between, (this double can be accessed by separate stairs from the scullery area). The 3rd bedroom is off the 2nd bedroom and is a good sized double. There is a wealth of beams and character on both floors along with historic leaded windows. The heating is from the electric boiler, (just 3 years old) serving radiators and also the woodburning stove and removable magnetic secondary glazing to keep the heat in. The front of the thatch and the ridge was renewed in 2022.





Outside a lovely original cobbled path leads to the property and is surrounded by garden on two levels, laid to lawn and surrounded by flower and shrub borders, fruit trees and a lovely seating area to enjoy outdoor dining. To the rear is a garage and a section of garden along with 2 handy storage sheds with a parking space.

Please see the floorplan for room sizes.

Current Council Tax: Band E – Mid Devon 2024/25 – £2913.42

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800mbps

Drainage: Private drainage

Heating: Electric boiler and Woodburner

Listed: Grade II

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

East Worlington is a small village in the heart of Mid Devon, there is a lively community with events and activities in the village hall and regular services in St Marys Church. There is a primary school and lovely community spirit.

DIRECTIONS : For Sat Nav EX17 4TS

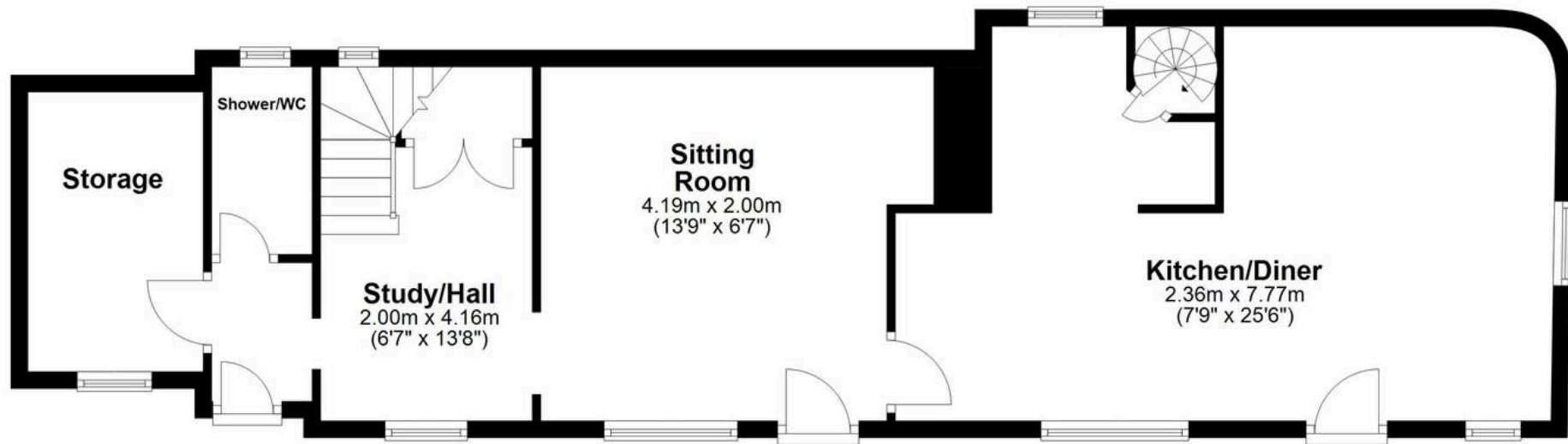
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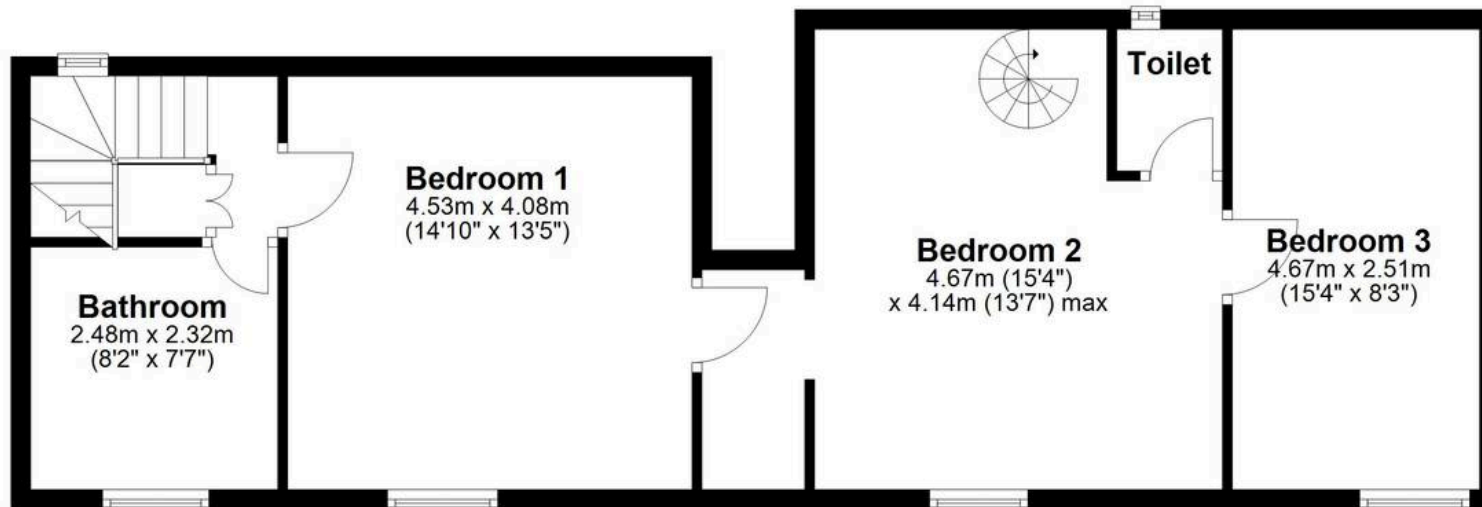
## Ground Floor

Approx. 83.9 sq. metres (903.2 sq. feet)



## First Floor

Approx. 62.9 sq. metres (677.0 sq. feet)



Total area: approx. 146.8 sq. metres (1580.1 sq. feet)





# Helmores

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