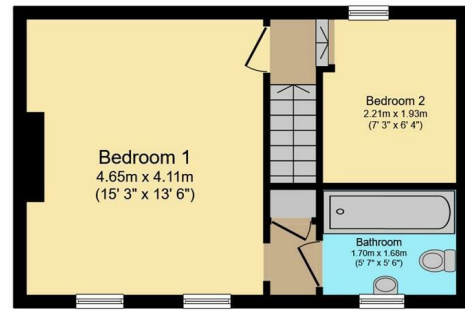


Ground Floor



First Floor

Total floor area 69.5 sq.m. (748 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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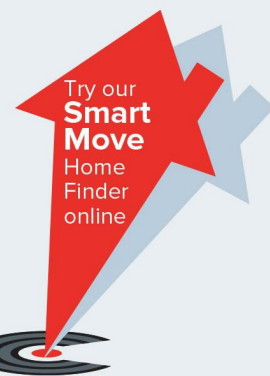
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL BAND B



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## 1 CHURCH COTTAGE EAST BUCKLAND, EAST BUCKLAND

Chequers Estate Agents are delighted to present this 16th century, Grade II listed thatched cottage, in the heart of East Buckland, on the edge of Exmoor. A unique property, it has original, characterful features throughout and an attractive 'country cottage' garden. Overlooking East Buckland church to the rear, Church Cottage would make a charming home or ideal second property.

**£269,000**

- A CHOCOLATE BOX COTTAGE
- SET IN THE HEART OF EAST BUCKLAND
- COUNTRY KITCHEN WITH INTEGRATED APPLIANCES
- COSY LOUNGE WITH INGLENOOK FIREPLACE
- TWO BEDROOMS
- SOUGHT AFTER VILLAGE LOCATION
- QUIET AND PEACEFUL
- COUNTRY COTTAGE GARDEN AND FURTHER SEPARATE SLOPED GARDEN
- NO ONWARD CHAIN
- PERFECT FOR RURAL LIVING



Chequers Estate Agents are pleased to present this two bedroom semidetached cottage, bursting with character in the heart of East Buckland. This charming property is your perfect 'chocolate box' cottage with a newly fully re-thatched roof, the property has many period features such as oak beams, fireplaces, original deep pine windowsills and solid internal ledged doors. A viewing is highly recommended.

The accommodation briefly comprises: a welcoming entrance via a thatched porch with access to the cosy lounge with working multi fuel wood burner, also on the ground floor is a country kitchen with ample cupboard space, whilst to the first floor are two bedrooms and a bathroom. All internal doors are traditional ledged doors in original pine, in keeping with the character cottage.



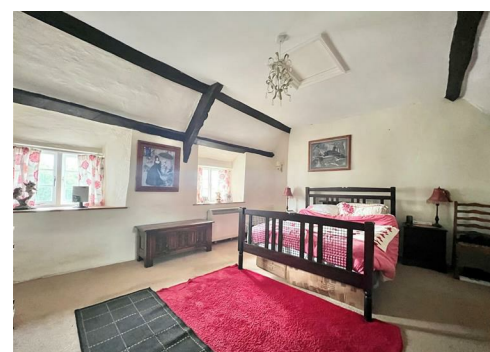
To the front of the property is a fully enclosed 'country cottage' style garden with raised vegetable beds. A wooden gate leads through the neighbouring property's garden, providing right of way to a further large garden. This sloped garden has a variety of well-established shrubs and trees with an attractive stream marking the lower boundary.

East Buckland is a small village in the parish of East and West Buckland, within North Devon. West Buckland School, a leading independent day and boarding school, is less than a mile from Church Cottage. The cottage lies on the route of the Tarka Trail, long distance footpath.

The property is within 1.5 miles of the A361 North Devon Link road with Barnstaple and the spectacular North Devon coast to the west, and Junction 27 of the M5 30 minutes to the east where Tiverton Parkway station provides connections to London Paddington in under 2 hours.

The popular and traditional market-town of South Molton, with its twice weekly pannier market, is 6 miles distant and offers a wide range of independent and artisan shops, a post office, library, pubs and cafes and a Sainsbury's supermarket.

The regional centre of Barnstaple is 8 miles (13 km) to the west. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a wide range of shops, supermarkets, restaurants, schools and pubs. Recreation facilities include a leisure centre, cinema, pannier market, and a theatre. Barnstaple railway station provides connection to Exeter and onwards. Sandy beaches at Saunton, Croyde and Woolacombe are all within easy reach as is the South West Coastpath and Exmoor National Park.



#### ENTRANCE HALLWAY

Stairs to first floor landing, tiled flooring.

#### KITCHEN 11'8 X 6'4 (3.56M X 1.93M)

Fitted country kitchen with ample cupboard space and oak beams. Further matching wall cabinets and drawers. Inset 1 1/2 bowl ceramic sink set into the work surface with cupboard space below. Integrated single oven with four ring ceramic hob, integrated fridge, freezer, dishwasher and washing machine. There is tiled flooring and a wooden single glazed window to the front elevation.

#### LOUNGE 15'4 X 13'2 (4.67M X 4.01M)

A dual aspect lounge with exposed oak beams with wooden single glazed windows to front and rear elevation. The working multi fuel wood-burner in an inglenook fireplace, with period 'Castle Hill' stove frontal set behind, makes a beautiful feature and focal point to the lovely room. Upholstered window seat. Electric night storage heater. Fitted carpet.

#### FIRST FLOOR LANDING

#### BEDROOM ONE 15'4 X 13'6 (4.67M X 4.11M)

Wooden single glazed windows to front elevation with countryside views out over the fields and beyond, wooden single glazed window to the rear elevation overlooking the church yard. Period fireplace. Useful cupboard with hanging rail. Fitted carpet.

#### BATHROOM 5'7 X 5'6 (1.70M X 1.68M)

A contemporary white bathroom suite comprising panelled P shaped bath with shower and glazed shower-screen. WC and round counter-top basin on deep oak windowsill. Wooden single glazed opaque window to front elevation. Heated towel rail. Exposed wood flooring.

#### BEDROOM TWO 7'3 X 6'04 (2.21M X 1.93M)

Wooden single glazed window to rear elevation overlooking the church yard. Fitted carpet

#### OUTSIDE

The front of the property has the added attraction of a small, fully enclosed garden. A chipping pathway leads to the thatched porch with raised vegetable beds to the right and a mature 'country cottage' style garden to the left. Right of access through the neighbours garden also leads to a further large sloped garden, with a stream at the bottom. The garden is planted with a variety of well established shrubs and trees, some of which are fruit trees. There are two useful storage sheds and a summer house.

The property has been a rental for the past 10 years. The rent is currently £670PCM and was last reviewed in May 2023. The thatch most importantly was fully renewed in January 2023. The cottage is on mains electric and water and a septic tank drainage system.

#### NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.