



Smythen Hill Cottage

Smythen Hill Cottage, Hollocombe, Chulmleigh, Devon EX18 7QD



Winkleigh 2 Miles, Okehampton 12 Miles.

A lovely Grade II listed four bedroom detached cottage with large gardens and countryside views.

- Sitting Room and Dining Room
- Kitchen And Utility Room
- Study And Cloakroom
- Four Bedrooms
- Shower Room And Bathroom
- Delightful Gardens
- Attractive Views
- Freehold
- Council Tax Band D
- EPC Band D

Guide Price £620,000

SITUATION

The property is situated on the edge of the attractive village of Hollocombe. The village is only approximately 2 miles from Winkleigh, which offers a good range of local services and shops, public houses primary school etc. The larger village of Chulmleigh, again offers a good range of services and facilities, whilst there is comparatively easy access to the Cathedral City of Exeter with its M5 motorway, main line rail and international air connections. The town of Okehampton has a good shopping centre, modern hospital, leisure centre and schooling from infant to sixth form level. The north coasts of Devon are within easy driving distance with some attractive beaches and delightful coastal scenery and there is also easy access to the Dartmoor National Park with hundreds of square miles of superb unspoilt moorland scenery.

DESCRIPTION

A stunning Grade II listed cottage believed to date back to the C18th century with later additions. This lovely family home offers a wealth of character and charm, which include an inglenook fireplace to the sitting room, original floorboards in the master bedroom and exposed ceiling beams. This combines nicely with a modern kitchen, utility room, bathroom and shower room. The cottage occupies an attractive rural spot in the Hollocombe Valley, with no immediate neighbours and being surrounded by open farmland. The well tended gardens are a particular feature of the house and extend to 0.43 of an acre, within the gardens is an attractive summerhouse and patio areas to enjoy the lovely views over the Devon countryside.

ACCOMMODATION

Covered porch with oak stable door to ENTRANCE PORCH: with further door to SITTING ROOM: A lovely dual aspect room with exposed timber floorboards, beamed ceiling. Feature stone fireplace with multi-fuel stove and cloam oven. Shelved recess. Door with staircase to main first floor landing. Door to UTILITY ROOM: Worktop with plumbing and space for washing machine below and tumble drier. Additional storage under stairwell. Window to front elevation, tiled floor. KITCHEN: A dual aspect room with a range of bespoke solid oak base cupboards and drawers with worktops over and inset sink and drainer. Dual fuel rangemaster cooker, tiled floor. Plumbing and space for dishwasher and fridge freezer, space for dining table and chairs. Walk-in Larder with fitted shelving. Door to Rear Porch to the garden. STUDY: French doors to the patio, part exposed stonework, tiled flooring, door to CLOAKROOM: WC, wash basin, heated towel rail, tiled floor, window to rear. DINING ROOM: A dual aspect room with tiled flooring and the secondary staircase to the rear first floor landing. Separate door onto the front garden.

FIRST FLOOR MAIN LANDING: Access to loft space with ladder and being partly boarded with lighting, window to rear, doors to, BEDROOM 1: A light dual aspect room with countryside and garden views. Stripped oak floorboards. Fitted wardrobes. BEDROOM 4: fitted shelving, window to front elevation with countryside views. FAMILY BATHROOM: Wood panelled bath with shower attachment, tiled shower cubicle with electric shower, WC, pedestal wash basin, towel rail. Airing cupboard with hot water cylinder and immersion. Access to loft space. Tiled floor, window to front. REAR LANDING: Doors to, BEDROOM 2: Dual aspect windows to the side and front elevation offering stunning countryside views. BEDROOM 3: Dual aspect windows overlooking the gardens

with views towards Hollocombe valley. Fitted shelving. SHOWER ROOM: Corner shower cubicle with electric shower, wash basin, WC, window to front, tiled floor.

OUTSIDE

A pedestrian gate opens at the front of the cottage to the garden, with a paved pathway extending to the front door and continuing around the side, flanked by lawned areas with flower/shrub borders. A further pedestrian gate opens to the rear of the cottage with pathway to the rear porch, which houses the external oil fired boiler. A five bar gate opens to gravelled driveway providing parking for numerous vehicles. Set above here are raised vegetable beds and a GREENHOUSE 12' x 8' (3.66m x 2.44m) with power connected. The attractive rear garden is primarily laid to lawn having been well maintained with mature flower beds, shrubs and bushes, bordered by a Devon bank adjoining the surrounding farmland lined with native trees. A patio adjoins the side of the house with a further seating area located towards the top of the garden, both of which enjoy delightful countryside views. On the higher side of the garden there are a range of useful buildings which include a WORKSHOP/STORE 20' x 9' (6.1m x 2.74m) with power and lighting and is divided into two rooms with an adjoining covered LOG STORE. A separate timber TOOL STORE and a stunning insulated SUMMERHOUSE with power and lighting and veranda 15' x 15' (4.57m x 4.57m) which commands an elevated position offering views overlooking the Hollocombe Valley. Adjacent is a covered Pergola, suitable for a hot tub. Just below is a further useful timber WORKSHOP with power and light connected.

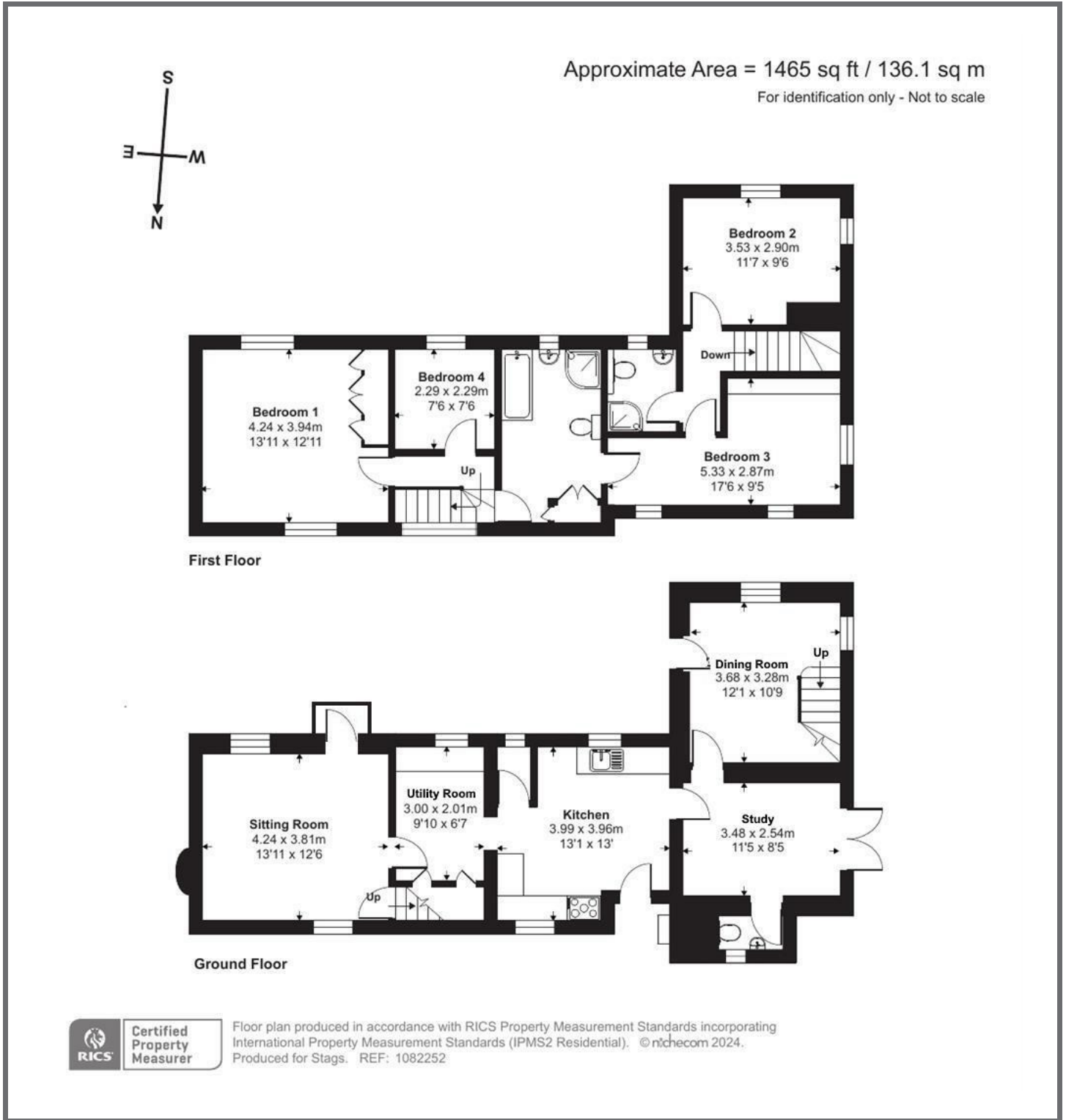
SERVICES

Mains electricity and water. Private drainage. Oil fired central heating.

DIRECTIONS

From Winkleigh, proceed north on the A3124 towards Winkleigh Airfield and Torrington. After just over half a mile, as the road bears sharp left, take the right turn towards Hollocombe and immediately afterwards at Berner's Cross follow the road around to the right. Proceed along this road until the crossroads at Tinkers Post. Turn left towards Hollocombe and proceed down this road for approximately a quarter of a mile, where upon the house will be found on your right hand side.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-101)		
B (81-91)			
C (69-80)			
D (55-68)		58	61
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England & Wales EPC Directive 2002/91/EC

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