



2 Huxtables



South Molton 3 miles Exmoor National Park
1.5 miles

A charming and well-presented character cottage with an enclosed rear garden in a popular and accessible village close to Exmoor.

- Entrance Hall
- Open-Plan Living/Dining Room
- Fitted Kitchen
- Three Bedrooms
- Bathroom
- Enclosed Rear Garden
- No Onward Chain
- Freehold
- Council Tax tbc

Guide Price £325,000



Situation

2 Huxtables is set in the very much sought after village of North Molton, which offers an excellent range of village amenities including a good primary school, public house, two churches, garage/petrol station and sports club. Due to retirement the highly renowned village shop/post office recently closed but a community shop is in the process of being set up. North Molton is easily accessible to the A361 North Devon link road which provides a direct route to the regional centre of Barnstaple to the west and Tiverton to the south east and further on to the M5 (J 27) with Tiverton Parkway railway station on the Paddington line. The market town of South Molton is three miles and offers a good range of social, shopping and banking facilities and further schooling to secondary level.

The boundary of Exmoor National Park is about 1.5 miles from the property and the renowned North Devon coastline and some of the best beaches in the country at Croyde, Saunton Sands and Woolacombe is also within easy reach by car.

Description

2 Huxtables is a charming Grade II listed cottage which has been sympathetically upgraded over the years into what is now a very well presented home and retaining many period features including exposed stone walling, beams and deep window sills. An enclosed garden lies to the rear of the cottage with views over the village to the hills beyond. 2 Huxtables has most recently been used as a successful holiday let, but could also be a charming village home.

Accommodation

The front door leads into an ENTRANCE HALL/LOBBY which also has an open unit with plumbing for a washing machine and space for a dryer. Double doors lead into the spacious, open-plan LIVING/DINING ROOM which has exposed stone walling and exposed beams, oak flooring and a raised slate hearth in the corner with a wood burning stove. The KITCHEN has a slate tiled floor and is fitted with a range of modern cream wall and floor units with timber worktop over with Belfast sink with

with mixer tap. A former fireplace recess now houses a range cooker and integrated appliances include a dishwasher, fridge and slimline wine fridge. A stable door to the rear garden.

A door and stairs rise from the kitchen to the first floor, part galleried LANDING with a useful cupboard housing the gas boiler. A window overlooks the garden with views across the village. There are THREE BEDROOMS (2 doubles and 1 single) and a well-appointed BATHROOM fitted with a panelled bath with mixer tap, separate large shower with rainfall shower head, WC and vanity hand basin.

Outside

To the front of the cottage is a timber storage box providing storage and space for bins. The stable door from the kitchen leads out into the enclosed rear garden which is on two levels. The lower level is laid to gravel and has ample room for a table and chairs and also has a timber-framed GARDEN SHED with electricity connected. A short flight of steps leads up to a level, lawned area.

It is understood that the property has the right to park a small, roadworthy vehicle on the right hand side of the driveway of the adjoining property. Further parking is available on the road or in the village Square.

Services

Mains electricity, water and drainage. LPG fired central heating via radiators. Mobile coverage is available for all major networks. Standard and superfast broadband is available.

Viewing

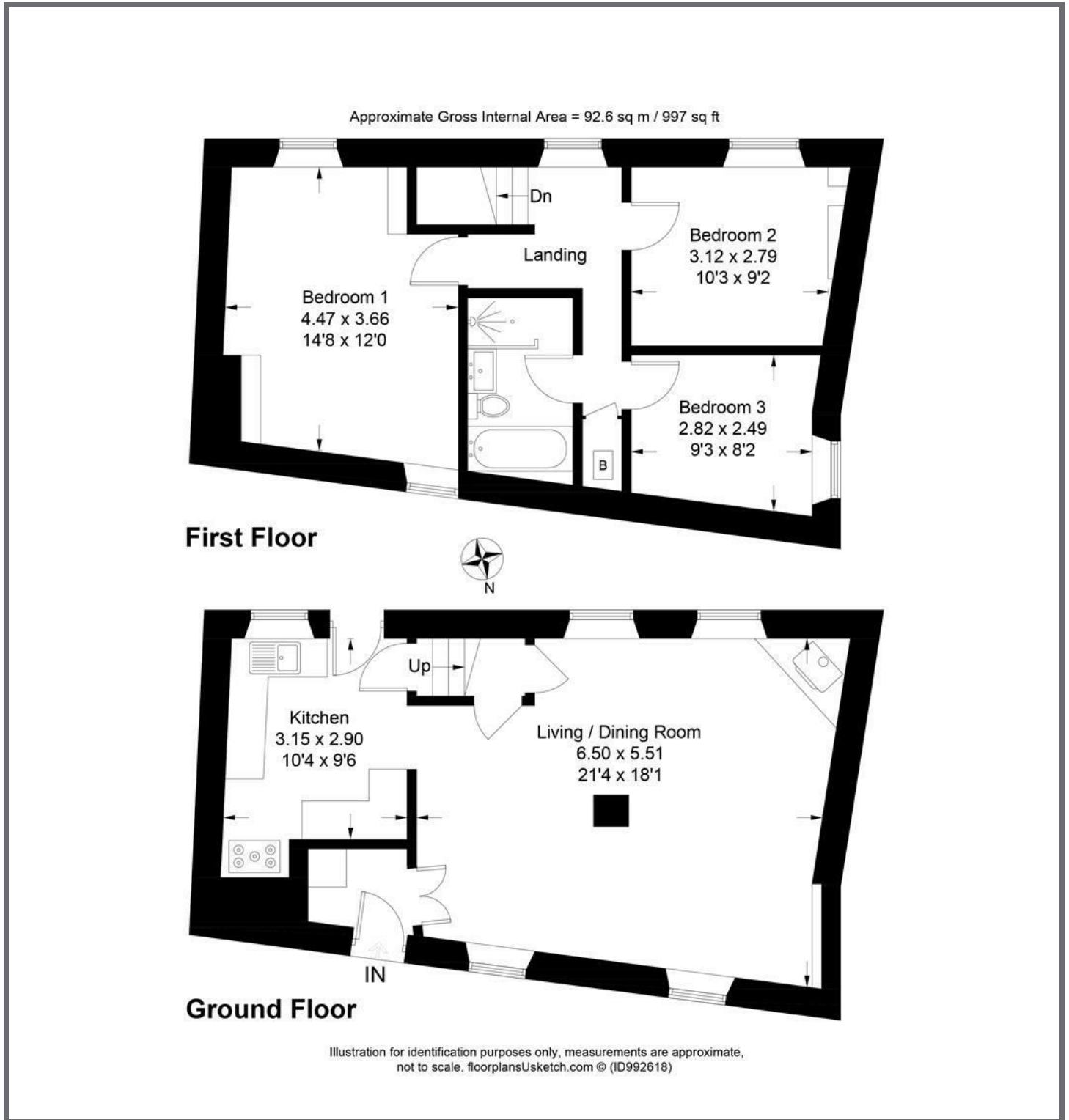
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

From the western end of the Square in North Molton take the road signed to Heasley Mill. The property will be seen very soon after on the left.

What3words Ref: bearings.query.prime





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
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	79

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