



# 2 Watermill Cottages



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Eggesford, Chulmleigh, Devon, EX18 7JY

Chulmleigh 3 miles South Molton 13 miles Barnstaple 19 miles  
Exeter 21 miles

## An attractive period cottage in a lovely setting in the Taw Valley

- Attractive Period Cottage in a Lovely Setting
- Dining Area
- Utility/Boot Room
- Mature Gardens
- Freehold
- Elegant Sitting Room
- Kitchen/Breakfast Room
- 2 Double Bedrooms and Bathroom
- Parking and Garage
- Council Tax Band D

Guide Price £325,000

### Situation

2 Watermill Cottages is set in a very tranquil and tucked away setting in the highly attractive Taw Valley. Excellent local amenities are available in the small local town of Chulmleigh, including a variety of shops, churches, post office, health centre, primary and secondary schools, local pubs and other amenities. The larger market town of South Molton, which provides access to the North Devon Link Road and the M5 (Junction 27) is approximately 13 miles to the north. The larger town of Okehampton is about 15 miles and offers an excellent range of facilities and amenities.

A short distance away is Eggesford Station which lies on the picturesque Exeter to Barnstaple railway, The Tarka Line. The Cathedral City of Exeter is some 21 miles distant to the south east and offers all the facilities and amenities you would expect with also access to the M5 motorway and Exeter airport.

The property is approximately equidistant between Exmoor and Dartmoor National Parks and there is also a wide array of forestry walks and outdoor pursuits available in the local area. The renowned North Devon Coastline with its wide sandy beaches is within easy reach by car.

### Description

The original Watermill Cottage was built in 1877 of attractive stone elevations under a primarily slated roof and formed part of Lord Portsmouth's thriving Eggesford Estate. It is understood that the property was built for the manager of the close by and large water mill which itself has been converted into impressive dwellings in their own right.

Subsequently, the original house was divided into two cottages (Nos. 2 and 3 Watermill Cottages) which are now on the market separately or as a whole if required.

No. 2 Watermill Cottage is semi-detached cottage of considerable charm and character with some fine features typical of its age and well-proportioned rooms. The property is well-presented throughout but does offer some scope for modernisation if required.

The cottage is complimented by mature gardens.



### Accommodaton

The front door leads directly into an enclosed PORCH with slate flagstone floor and then into a STAIR HALL with stairs to first floor. A door leads into an elegant and spacious double aspect SITTING ROOM with LPG fired wood burner set in a fireplace with a granite hearth and painted timber surround and mantel. To the left of the fireplace is a double cupboard with bookshelves above. Two archways lead into a DINING AREA and this, in turn leads into the KITCHEN/BREAKFAST ROOM fitted with a range of units with worktops over, stainless steel sink unit with mixer tap, plumbing for slimline dishwasher, space for cooker (LPG) and matching wall cupboards. The REAR HALL has a door to the outside and a door through to the UTILITY ROOM/WC with pedestal wash basin, WC, stainless steel sink unit, plumbing for washing machine, hanging rail and shelving.

On the FIRST FLOOR the GALLERIED LANDING leads off to BEDROOM ONE, a good sized double room with lovely outlook to the front, sealed corner fireplace and a range of wardrobe cupboards fitted into an arched recess. BEDROOM TWO is also a double room with sealed corner fireplace. The BATHROOM is fitted with a panelled bath with shower over, vanity wash basin, WC, heated towel rail and good-sized airing cupboard.

### Outside

There is a small area of lawn to the front of the cottage. A path leads around to the rear where there is a further area of gravelled garden. The rear garden continues past the rear of No.3 Watermill Cottages and opens out onto a larger area of attractive mature gardens, mainly laid to lawn with a variety of planted borders, mature trees, paved seating area and a soft fruit garden. A short distance from the cottage is a parking area and a timber-framed SINGLE GARAGE.

### Services and Additional Information

Mains water and electricity, Shared private drainage (mini-treatment plant). Mobile signal available from Three & O2. Standard broadband is available.

### Viewing

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

### Directions

From South Molton take the B3226 out of the town towards Exeter. Continue for approximately 9 miles and at Fortescue Cross, Newnham turn left on to the A377. Continue for about 4 miles and just before the entrance to the Fox and Hounds Country Hotel turn right onto the access driveway which leads to the property. Continue down the lane and the property will be found as the left hand side of the first pair of cottages on the right.

What3words Ref: bloodshot.extend.appoints

### Method of Sale and Covenants

Nos. 2 and 3 Watermill Cottages are on the market as a whole or separately as required. If sold separately the interconnecting door on the ground floor is to be sealed by the new owner of No. 2 within a reasonable timescale.

The fence separating the two main areas of garden of the separate cottages has been removed in the past. It will be the responsibility of the new owner of No. 3 to erect and thereafter maintain a fence between the two areas of garden between points ABC as indicated on the land plan.



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			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1327 sq ft / 123.3 sq m

For identification only - Not to scale

**Ground Floor**

**First Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1101622