



3 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 with large garden in a lovely setting in the Taw Valley

- Attractive Period Cottage in a Lovely Setting
- Dining Hall
- Bathroom
- Large Mature Garden and Orchard
- Freehold
- Living Room
- Kitchen/Breakfast Room
- 3 Bedrooms
- Parking and Garage
- Council Tax Band D

Guide Price £350,000

Situation

3 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 slated roof and was 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. 3 Watermill Cottage is semi-detached cottage with 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 large mature gardens immediately adjoining, as well an orchard, parking and a garage.



Accommodation

The front door leads into an enclosed PORCH with a tiled floor. The LIVING ROOM has a fireplace with tiled hearth and wood burning stove and stairs to the first floor. Off this room is the DINING HALL with a tiled floor, recess with cupboard and shelves over and glazed double doors lead directly out into the garden. The KITCHEN/BREAKFAST ROOM has a tiled floor and is fitted with a range of modern units with worktops over, space for washing machine, 1½ bowl stainless steel sink unit with mixer tap, electric cooker and hob with hood over. Off the kitchen is the BATHROOM which is fitted with a panelled bath with mixer shower attachment, WC, pedestal wash basin and wall mounted boiler.

On the FIRST FLOOR the GALLERIED LANDING leads off to BEDROOM ONE, a double room with fitted wardrobe cupboards, BEDROOM TWO a double room with a Victorian fireplace and an outlook over the garden and BEDROOM THREE, a single room with an outlook over the garden and airing cupboard.

Outside

The large gardens lie mainly to the east of the cottage and comprises lawned areas with a variety of planted borders and mature trees including an impressive magnolia. There is also an area of orchard.

To the front is a parking area and a useful SINGLE GARAGE with power and light connected.

Services and additional information

Mains water and electricity, Shared private drainage (mini-treatment plant), LPG fired central heating via radiators. 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 right hand side of the first pair of cottages on the right.

What3words Ref: sailing.stance.servers

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.



Approximate Area = 1005 sq ft / 93.4 sq m
Garage = 183 sq ft / 17 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). © ntechcom 2024. Produced for Stags. REF: 1101622



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			68
(1-20) G		23	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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