



East Wells



# East Wells

Kings Nympton, Umberleigh, EX37 9ST

Chulmleigh 4 miles South Molton 5 miles

A superbly presented and attractive period cottage set on the edge of the village with exceptional views, adaptable outbuildings and pasture land

- Set on the edge of a popular village
- Living Room and Kitchen/Dining Room
- 3 Further Bedrooms
- Adaptable Outbuildings and Paddock
- Freehold
- Superbly presented period cottage
- Study/Bedroom 4
- Bathroom and Shower Room
- Total about 1.81 ACRES
- Council Tax Band F

Guide Price £650,000

## Situation

East Wells is set in a superb position on the southern edge of the popular rural village of Kings Nympton and has a fine views over its own gardens and land to farmland beyond. The village has an excellent public house, The Grove Inn, primary school, two churches and village hall and is set amidst unspoilt rolling countryside. The thriving market town of South Molton is five miles and offers an excellent range of shops and amenities including schooling to secondary level and weekly pannier and stock markets. The town is bypassed by the A361 North Devon Link Road which provides an excellent link to the North Devon regional centre of Barnstaple to the west and Tiverton and the M5 (Junction 27) to the east. There is a main line railway station at Tiverton Parkway with an intercity service to London Paddington (just over 2 hours) and there is also a train station on the Barnstaple to Exeter 'Tarka Line' about two miles away at Kings Nympton Station.

The small town of Chulmleigh is about four miles to the south and has an excellent community spirit together with a good range of amenities including various shops, a post office, health centre, dentist, pubs and a church, primary and secondary schooling.

## Description

East Wells is a very appealing Grade II listed cottage that is believed to originate from early 16th Century. The accommodation is superbly presented throughout and has many fine features typical of its age with large, stone fireplaces and exposed beams. Recent improvements works to the cottage also include a re-ridging of the thatched roof. There is a very handy range of useful outbuildings with considerable potential (stp) and attractive views lead away from the house over its own gardens and paddock and stretch as far as Dartmoor in the distance.



### Accommodation

An open PORCH with seat to one side has a part glazed front door into the HALL with tiled floor. The LIVING ROOM has exposed wall and ceiling timbers, a window seat and a fine inglenook fireplace and stone hearth with wood burning stove. The KITCHEN/BREAKFAST ROOM has exposed wall and ceiling timbers and has an impressive inglenook fireplace with bread oven to the side and an Esse Ironheart multifuel range cooker (flue currently not connected). There is a well-fitted range of solid beech units with beech work top over with a deep Belfast sink with drainer to the side. Space and plumbing for dishwasher and fitted Rangemaster electric range. Solid beech dresser unit. Off the kitchen is a UTILITY /BOOT ROOM with space for dryer and plumbing for washing machine, oil fired boiler for domestic hot water and central heating. Worktop with double cupboards below, matching wall mounted cupboards, coat hanging space and stable door to outside. Off the kitchen is a rear HALL with turning stairs to first floor and door into BEDROOM FOUR/STUDY with built in store cupboard. Opposite this room is a SHOWER ROOM with tiled shower cubicle, high level WC, pedestal wash basin and shelved alcove.

On the FIRST FLOOR the LANDING has exposed timbers and airing cupboard. BEDROOM ONE is a double room with fine views and two fitted wardrobe cupboards. BEDROOM TWO is another double room with fine views and BEDROOM THREE is a good sized single room. The BATHROOM is fitted with a with roll top bath with claw feet, close coupled WC and pedestal wash basin.

### Outside

From East Wells Lane a timber five-bar gate leads into a gravelled area to the side and front of the cottage where there is plenty of parking for a good number of vehicles. There is an area of garden to the front and side of the cottage comprising areas laid to lawn, planted borders and paved areas.

Useful OUTBUILDINGS include a former PIGGERY of brick/stone construction under a tiled roof incorporating a WORKSHOP 9'5" x 7'4" with power and light and work bench and a FEED STORE and TACK ROOM 16'2 x 8'2 overall with power and light. Opposite the piggery is a very useful BLOCK BUILDING 30' x 19'5" incorporating a GARAGE 19'5" x 9'8" and HAY SHED/STABLING 19'11" x 19'5". To the rear of this building is a YARD with 2 bay open fronted BUILDING with 2 LOOSE BOXES (each 12' x 12') with storage area to the side.

Adjoining the gardens to the south is a lovely, very gently sloping, south-facing paddock with the whole property extending to about 1.81 ACRES in total.

### Services

Mains electricity, water and drainage. Oil-fired central heating via radiators. Broadband - up to ultrafast available (Ofcom). Mobile - EE, Three, O2, Vodafone all likely outside (Ofcom)

### Viewing

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

### Directions

From the centre of Kings Nympton and with The Grove Inn behind you take the turning to the left marked as a 'no through road'. Continue towards the end of this lane and East Wells will be found on the right. What3words Ref: buyers.cured.educated



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