



Watermill Cottage



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Eggesford, Chulmleigh, Devon, EX18 7JY

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

An attractive country house with large gardens in a beautiful and accessible setting

- Attractive period country house
- Suitable for dual-family occupation
- Two reception rooms
- Two kitchens
- Five bedrooms and two bathrooms
- Large mature gardens
- Two garages and parking
- Total just under half an acre
- Freehold
- Council Tax Band D

Guide Price £650,000

Situation

Watermill Cottage is set in a very tranquil and tucked away setting in the highly attractive Tav 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

Watermill Cottage was built in 1877 of attractive stone elevations under a primarily 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 which were owned separately but in more recent times they have been amalgamated back to one. The two kitchens and bathrooms remain and would make the property equally suitable for dual-family occupation or as a single dwelling.

The house is complimented by large mature gardens, parking and garaging.



Ground Floor

There are two FRONT PORCHES, with the right hand one being a later addition when the house was originally split. The left, enclosed PORCH has a slate flagstone floor and a door into a small STAIR HALL. The SITTING ROOM is an elegant, double aspect room of generous proportions with picture rail and a LPG fired stove set in a fireplace with timber surround and a granite hearth. To the left is a double cupboard with book shelving above. Two archways lead through to a DINING AREA. The first KITCHEN/BREAKFAST ROOM is fitted with a range of units with work tops over, stainless steel sink, plumbing for slimline dishwasher and space for cooker. Matching wall-mounted units. Off the kitchen is a rear HALL with door to the outside and door through to a UTILITY/WC with WC, pedestal wash basin, stainless steel sink unit and plumbing for washing machine. Back to the dining area a door leads into a spacious INNER HALL with a tiled floor and glazed double doors to the garden and a door to the right into a LIVING ROOM with second staircase to the first floor and a fireplace with a tiled hearth and wood-burning stove. Door into the second PORCH. Off the inner hall is the SECOND KITCHEN which is fitted with a modern range of units with work tops over, 1½ bowl stainless steel sink unit, electric cooker and hob with hood over. Plumbing for washing machine. Off the kitchen is a BATHROOM with panelled bath, pedestal wash basin and WC.

First Floor

On the first floor there are a total of FIVE BEDROOMS and a BATHROOM, served by two separate staircases and galleried landings. There are TWO DOUBLE BEDROOMS on the western side of the house, one with a range of fitted wardrobes, and these bedrooms are served by a BATHROOM fitted with a modern suite and an airing cupboard. On the eastern side there are a FURTHER THREE BEDROOMS (two doubles and one single).

Outside

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

To the front is an area for parking that leads to a SINGLE GARAGE with power and light connected. Set off the driveway, a very short distance from the house, is a further timber-framed SINGLE GARAGE.

Services and Additional Information

Mains electricity and water. Shared private drainage (mini-treatment plant). Mobile signal available from EE, Vodafone, 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 along the lane and the property will be found as the first property on the right.

What3words ref: crowbar.fabricate.inform



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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 = 2346 sq ft / 217.9 sq m
 Garage = 183 sq ft / 17 sq m
 Total = 2529 sq ft / 234.9 sq m

For identification only - Not to scale

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