



Thatch Cottage



# Thatch Cottage

Chittlehampton, UMBERLEIGH, EX37 9QJ

South Molton 5 miles Barnstaple 8 miles

An attractive, quintessential listed thatched cottage set in a very sought-after village

- Attractive Period cottage (Grade II Listed)
- Living Room
- Cloakroom
- Bathroom
- Council Tax Band C
- Popular village location
- Kitchen/Dining Room
- 3 Bedrooms
- Large Gardens and Parking
- Freehold

Guide Price £350,000

## Situation

Thatch Cottage is set towards the edge of the very popular village of Chittlehampton. The village is one of the most sought after in the area and has a fine church, which dominates the Square and has the second tallest church tower in Devon. Excellent village amenities include a Post Office/general stores and very popular and renowned public house, The Bell Inn.

About five miles to the east is the thriving market town of South Molton, which offers an excellent range of facilities and amenities including schooling to secondary level. The A361 (North Devon Link Road) bypasses the town and provides an excellent road link to the regional centre of Barnstaple to the west and to Tiverton and the M5 (Junction 27) to the east where there is a railway station at Tiverton Parkway on the London Paddington line.

A wider range of facilities and commercial venues are available in the regional centre of Barnstaple, about eight miles to the north-west. Both Exmoor National Park to the north east, Dartmoor National Park to the south and the renowned North Devon coastline are all within easy reach by car.





## Description

Thatch Cottage is a quintessential period semi-detached cottage of stone/cob elevations under a thatched roof. Presented in good decorative order throughout, it is offered to the market with no onward chain. The cottage has a lovely 'cosy' feel, together with a contemporary twist and is ready for immediate occupation.

## Accommodation

A storm PORCH with front door leads directly into a HALL with a CLOAKROOM off with WC and wash basin. To the right is the KITCHEN/DINING ROOM which has a former fireplace which is well-fitted with a modern range of matching wall and base units with worktops over and stainless steel sink unit. Integrated appliances include an electric oven with hob over with hood above, dishwasher and a washing machine. There is plenty of room for a table.

The LIVING ROOM also has a former fireplace with wood-burning style electric stove.

Turning stairs lead from the living room to the FIRST FLOOR GALLERIED LANDING which has an airing cupboard. There are THREE BEDROOMS, all with fitted wardrobes and a BATHROOM fitted with a modern suite.

## Outside

The cottage is approached via a five-bar gated entrance onto a good-sized parking and turning area in front of the cottage. The large garden is slightly raised from the parking area and laid entirely to lawn and enclosed by mature beech hedging and fencing.

## Services and further information

Mains water, electricity and drainage. Night storage heating.

Mobile - EE and O2 limited inside, outside likely from EE, O2, Vodafone and Three (Info taken from Ofcom)

Broadband - Standard and Superfast available (Info taken from Ofcom)

## Agent's Note

The adjoining cottage (Leol Cottage) has the benefit of a pedestrian and vehicular right of way for access across the gravelled driveway. Please note that Leol Cottage, although separately owned, is also currently on the market with Stags.

## Viewing

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

## Directions

From South Molton take the B3227 towards Umberleigh. After about 4 miles at Winson Cross (War Memorial) turn right. Continue on this country lane into Chittlehampton and the entrance to the property will soon be found on the left.

What3words Ref: buddy.hydration.useful





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.



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