



Springers Cottage

Springers Cottage, 9 Fourways, Eggesford, Chulmleigh, EX18 7QZ



Chulmleigh 4 miles South Molton 13.5 miles
Crediton 13 miles

An immaculately presented and attractive mid-terraced period cottage with large enclosed gardens

- Kitchen/Breakfast Room
- Dining Room
- Living Room
- Shower Room
- Three Double Bedrooms
- Bathroom
- Large Enclosed Gardens (260')
- About a quarter of an acre in all
- Freehold
- Council Tax Band C

Guide Price £385,000

Situation

Springers Cottage is set in an elevated position on the western side of the highly attractive Taw Valley only a short distance from Eggesford. Local amenities are available in the small town of Chulmleigh, which offers a good range of services including a variety of shops, places of worship, post office, health centre and schooling to secondary level. The larger towns of South Molton and Crediton are about 13 miles. The very picturesque railway, The Tarka Line, is only a mile away at Eggesford Station and provides a regular service between Exeter and Barnstaple.. The A377 is also accessed at the station and provides an excellent link to local and regional centres. Exeter is some 22 miles distant to the south east and offers all the facilities and amenities you expect from a Cathedral City with access to the M5 motorway and Exeter airport.

Description

Springers Cottage is an immaculately presented mid-terraced period cottage believed to date from the 1830s. Of stone elevations under a slate roof, it forms part of a row of ten similar cottages that were originally built to house employees of Eggesford Estate. The cottage offers superbly presented accommodation throughout and has the benefit of a large, enclosed rear garden which is about 260' at its longest point.

Accommodation

An oak front door leads into a HALL hall with a stone tiled floor and coat hanging space the the right. The SHOWER ROOM is fitted with a large shower cubicle with mixer shower, vanity wash basin, WC and heated towel rail. The KITCHEN/BREAKFAST ROOM has a stone tiled floor, part stone walling and a vaulted ceiling and is fitted with a range of modern fitted units with 1½ bowl ceramic sink with mixer tap, space and plumbing for dishwasher and washing machine an space for dryer. Impressive Nexus range cooker with hood over. The DINING ROOM has a stone flagstone floor, under-stairs cupboard and an outlook over the rear gardens. The attractive LIVING ROOM has the same outlook over the gardens an has oak flooring and a large stone fireplace with a slate hearth, bread oven and wood burning stove.

From the dining room, stairs rise to the FIRST FLOOR GALLERIED LANDING with a vaulted ceiling. There are THREE DOUBLE BEDROOMS with two enjoying the wonderful outlook over the gardens and the third having countryside views. The BATHROOM is fitted with a modern suite comprising a panelled bath with shower, vanity wash basin, concealed cistern WC and heated towel rail.

Outside

To the front of the cottage is a paved area with room for one car and to the right is an enclosed bin storage area and the external boiler. A short distance from the front door is a small two storey stone barn used for storage. The large and impressive main gardens lie to the rear. Initially there is a paved area with various raised, stone beds and a feature stone well with a glass cover. Steps and a path lead up to the large garden which is mainly laid to lawn and is bordered on one side by a fence with a mature hedge to the other. At the far end there is a kitchen garden with raised beds, two handy storage sheds, a decked sitting area and a recently erected timber WORKSHOP/STUDIO (overall 16' x 10') with power and light connected. In all the property extends to about a QUARTER OF AN ACRE.

Services and other information

Mains electricity, water and drainage. Oil fired central heating via radiators. Mobile coverage is likely from all major providers (Ofcom). Standard broadband is available (Ofcom). As is usually the case with terraced cottages, please note that although very rarely used, No's 6, 7 and 8 have a pedestrian right of way across the rear of the cottage.

Viewing

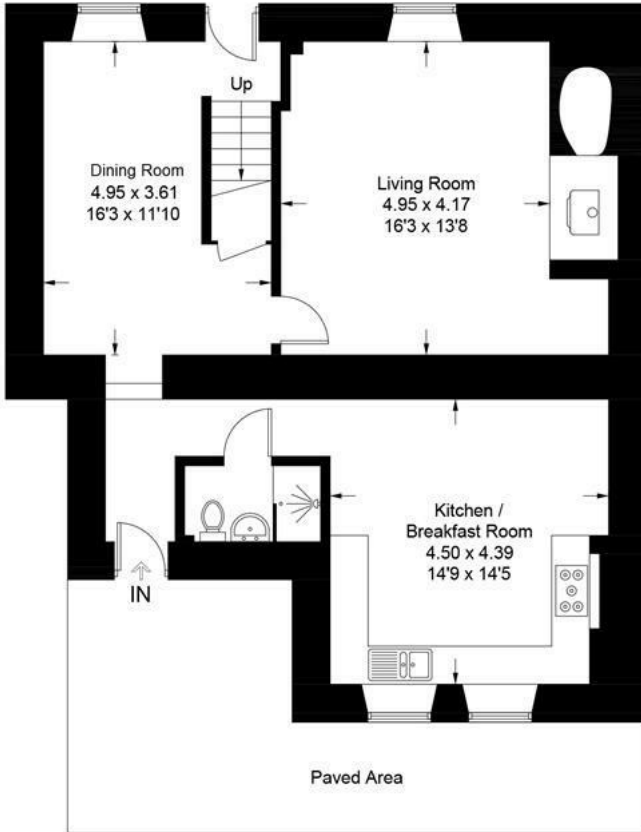
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

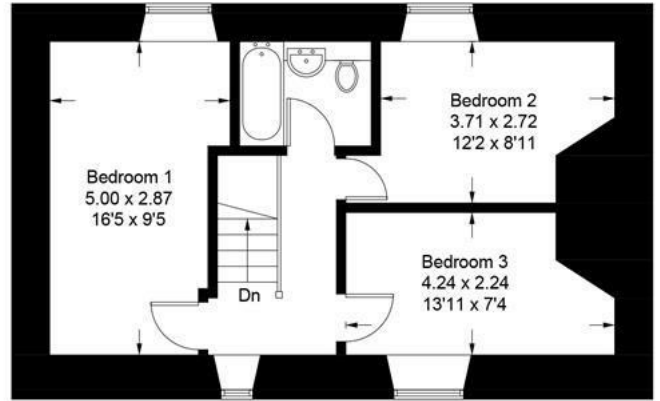
From the A377 at Eggesford Station, go over the level crossing signposted to Wembworthy and Winkleigh. Stay on this road and continue up the hill to Eggesford Fourways and keep right at the War Memorial. Springers Cottage will be found towards the end of the row of cottages on the left. PLEASE NOTE: the road is closed between Eggesford Station and Cott Cross until 6th October. Seek alternative route. What3words Ref: signs.scrap.gestures



Approximate Gross Internal Area = 124.0 sq m / 1335 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1126846)

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
(92-100) A	(81-91) B		80
(69-80) C	(55-68) D	58	
(39-54) E	(21-54) F		
(1-38) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2002/91/EC	

29 The Square, South Molton, EX36 3AQ

01769 572263

south-molton@stags.co.uk

stags.co.uk