



2 Higher Locks Cottage

2 Higher Locks Cottage, East Street, North Molton, South Molton, Devon, EX36 3HR



South Molton 3 miles Exmoor National Park
1.5 miles

A very pretty and well-presented, mid-terraced period cottage in a sought-after village close to Exmoor

- Attractive Grade II Listed Period Cottage
- Very sought-after village with good amenities
- Living Room
- Kitchen
- Two Bedrooms
- Shower Room
- Pretty rear garden
- No onward chain
- Council Tax Band C
- Freehold

Guide Price £235,000



Situation

2 Higher Locks Cottage is set in the very much sought after village of North Molton, which offers an excellent range of village amenities including primary school, public house, two churches, garage/petrol station and excellent sports club. The long standing village shop and post office recently closed due to retirement but there is now an excellent community shop. The village is easily accessible to the A361 North Devon link road which provides a direct route to the regional centre of Barnstaple to the west and Tiverton to the south east and further on to the M5 (J 27) with Tiverton Parkway railway station on the Paddington line. The market town of South Molton is 3 miles and offers a good range of social, shopping and banking facilities together with schooling to secondary level. The boundary of the Exmoor National Park is only one mile from the property and the renowned North Devon coastline and some of the best beaches in the country at Croyde, Saunton Sands and Woolacombe is also within easy reach by car.

Description

Set in the middle of a row of three thatched Grade II listed cottages, 'Cosy Nook' is a delightful period property of stone/cob elevations under a thatched roof (re-thatched in 2020) that offers plenty of character and is well-presented throughout. The cottage is considered ideal as a second home or weekend retreat but can equally be used as a permanent home if required.

Accommodation

Steps lead up to a storm PORCH and to the front door. An ENTRANCE LOBBY has a part glazed door into the LIVING ROOM which has a large stone inglenook fireplace with tiled hearth and an oil-fired 'wood burner'. There is a window seat to the front, ceiling beam and a recess with fitted dresser/display cupboard. Stairs lead to the first floor. A glazed door leads into the KITCHEN with a tiled floor and fitted with a modern range of units with 1½ bowl ceramic sink with mixer tap, electric double oven with hob and hood over, shelving and plate rack. Plumbing for washing machine, wall mounted boiler and space for upright

fridge/freezer. Glazed double doors lead outside.

On the FIRST FLOOR the LANDING has a storage/airing cupboard. BEDROOM ONE is a double room with exposed timbers, built in wardrobe cupboards and BEDROOM TWO is a single room with built in wardrobe. Both bedrooms enjoy fine views away over the village to countryside beyond. The SHOWER ROOM is fitted with a pedestal wash basin, WC and corner shower cubicle.

Outside

To the rear of the cottage is a courtyard with steps leading up to the garden. There is a paved seating area surrounded by mature flower and shrub beds and a further paved area with a useful timber framed GARDEN SHED.

Services and other information

Mains electricity, water and drainage. Oil fired central heating via radiators.

Mobile phone coverage is available from all major providers. Standard and superfast broadband is available. (Ofcom).

It is understood that No.2 Higher Locks Cottages has the benefit of a vehicular right of way across the rear of the cottage that adjoins on the lower side.

Viewing

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

Directions

From North Molton Square, facing the Poltimore Inn public house turn left and continue along East Street. The cottage will soon be found a little further down the hill on the left. What3words Ref: forgives.mess.under



Approximate Gross Internal Area = 59.4 sq m / 639 sq ft

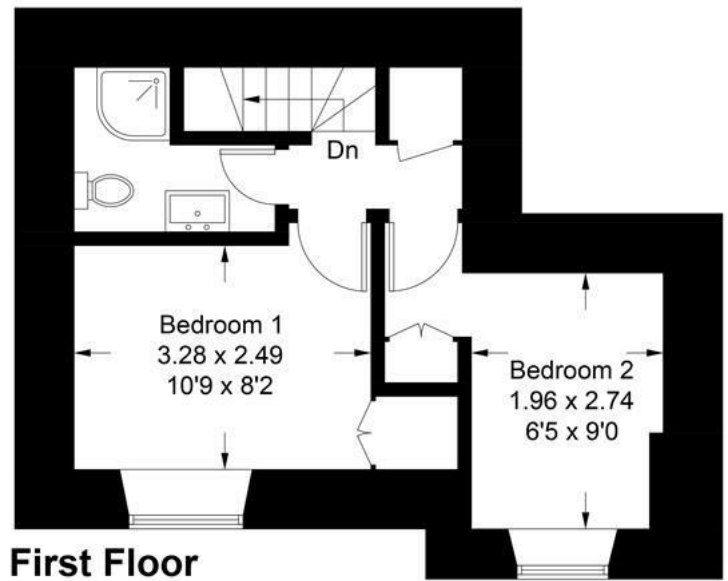
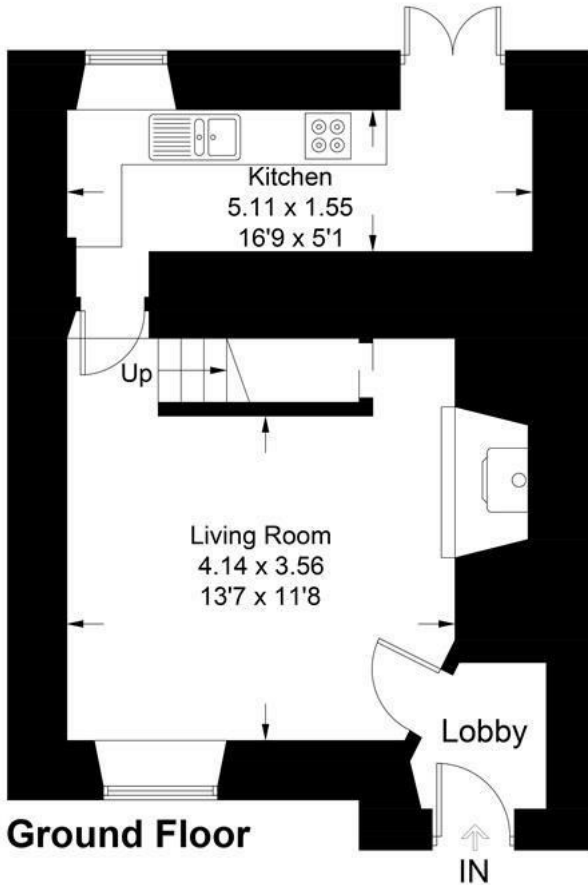


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1128064)

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 |
|--------------------------|--|---------|-----------|
| (91-100) A | | | |
| (81-90) B | | | |
| (69-80) C | | | 69 |
| (54-68) D | | 54 | |
| (39-53) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |

Net energy efficient - higher savings costs

England & Wales EU Directive 2002/91/EC

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