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Churchgate House





South Molton 2.5 miles Barnstaple 14 miles

A very well-presented character cottage set in a popular village close to South Molton

- Large Open-Plan Kitchen/Dining/Living Room
- Utility Room
- Garden Room
- Shower Room
- Ground Floor Bedroom
- Two Further First Floor Bedrooms
- Bathroom
- Garden
- Freehold
- Council Tax Band C

Guide Price £375,000

### Situation

Churchgate House, as the name suggests, is situated next to the Church in the charming village of George Nympton, which has a pub, The Castle Inn, Church and village hall which holds regular events. The village lies only two miles or so from the popular and thriving market town of South Molton which has a comprehensive range of shops, commercial venues and amenities including schooling to secondary level. The A361 (North Devon Link Road) bypasses the town and provides good access to Barnstaple to the North West and Tiverton and the M5 (J27) and Tiverton Parkway train station (London Paddington around 2 hours). Both the Exmoor National Park and the renowned North Devon Coastline are within easy reach by car.

### Description

Churchgate House is a charming period cottage which has been sympathetically upgraded over the years into what is now a very appealing home. The current owners have also recently re-felted and re-slatted the roof (Summer 2024) and the property will be found to be very well-presented throughout.

### Accommodation

An enclosed entrance PORCH has coat hanging space and a low level cupboard. A part glazed door leads into the OPEN-PLAN KITCHEN/DINING/LIVING AREA. The kitchen has a stone-tiled floor and is fitted with a range of modern units with worktop over, ceramic sink with mixer tap and matching wall mounted units. A tall unit houses an eye-level electric double oven and further integrated appliances include a fridge, dishwasher and AEG 4 ring induction hob with extractor hood over. The living area is carpeted and has a recessed wood burning stove above a slate hearth and a recess with bookshelves. Stairs lead to the first floor. A step and part glazed door leads into the UTILITY ROOM with a tiled floor, former fireplace currently used as a log store with cupboards either side. There is a range of fitted units with 1½ bowl stainless steel sink with mixer tap, space and plumbing for washing machine and space for upright fridge freezer. The utility room is open to the GARDEN

ROOM/CONSERVATORY with glazed double doors to the outside. There is also a SHOWER ROOM fitted with a modern suite and completing the ground floor is BEDROOM 3.

On the FIRST FLOOR, doors lead to 2 FURTHER BEDROOMS and the BATHROOM. BEDROOM ONE is a large double aspect room with vaulted ceiling and fitted bedroom furniture and wardrobes. BEDROOM TWO is an 'L' shaped double room with built in wardrobe cupboard and the BATHROOM is fitted with a modern suite comprising a panelled bath with shower over, WC, vanity wash basin, heated towel rail and large mirrored cabinet.

### Outside

To the rear of the property there is an area of patio with a short flight of steps leading up to an enclosed garden which is mainly laid to lawn.

### Services

Mains electricity, water and drainage. Oil fired central heating. Mobile phone coverage is 'likely' from o2 and Vodaphone. Standard and ultrafast broadband is available. (Ofcom)

### Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572 263.

### Directions

Approaching George Nympton from South Molton, drop down the hill into the village and take the third left turning immediately opposite The Castle Inn public house. The entrance porch to the cottage will be seen, tucked in, on the right.

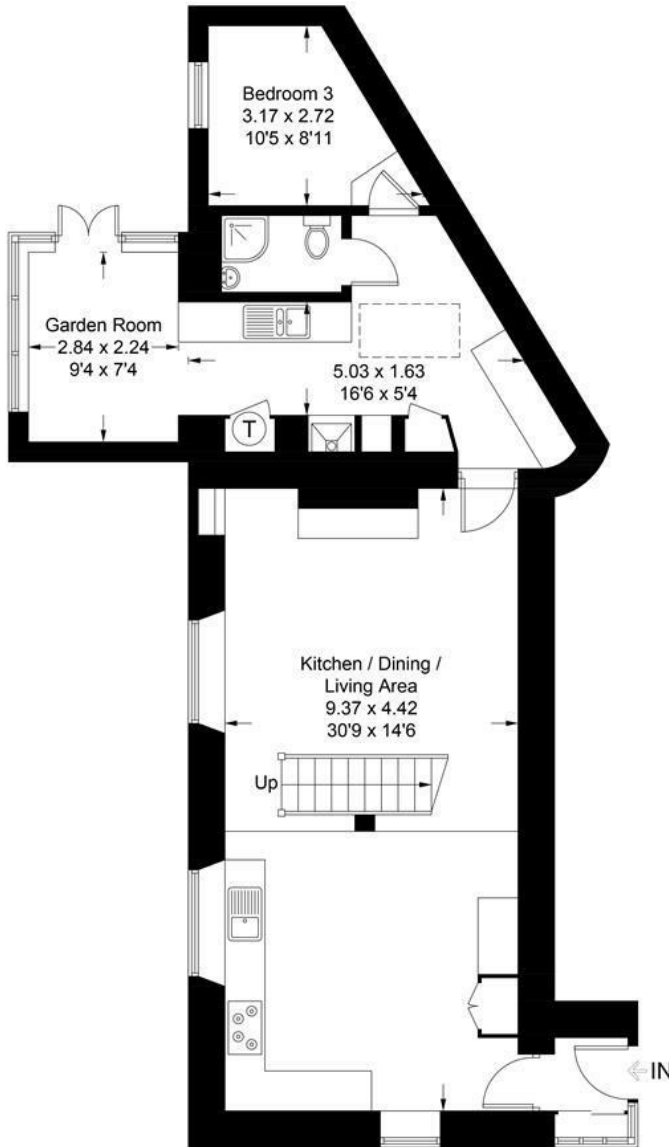
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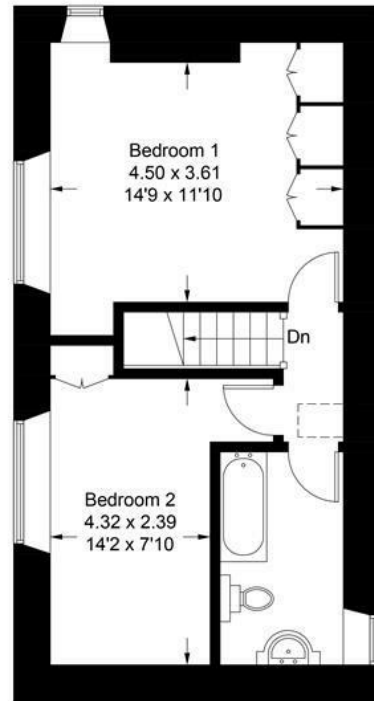




Approximate Gross Internal Area = 118.1 sq m / 1271 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1127922)

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	(69-78) C	(55-68) D
(55-68) D	(49-54) E	(41-45) F	(35-39) G
(35-39) G	(29-34) F	(21-26) E	(15-20) D
(15-20) D	(9-14) C	(1-8) B	(1-2) A

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

29 The Square, South Molton, EX36 3AQ

01769 572263

south-molton@stags.co.uk

stags.co.uk