



2 Hayne Farm Cottages

2 Hayne Farm Cottages, Wembworthy, Chulmleigh, EX18 7SF



Winkleigh 2.5 miles Chulmleigh 6 miles
Exeter 20 miles

A superbly renovated semi-detached period cottage in a rural setting

- Rurally situated period cottage
- Superbly renovated and restored
- Lobby/Boot Room and Cloakroom
- Kitchen/Dining Room
- Living Room
- Three Bedrooms (1 En-Suite)
- Bathroom
- Stream bordered garden and parking
- Freehold
- Council Tax Band tbc

Guide Price £275,000



Situation

2 Hayne Farm Cottages is set in a peaceful rural location off a quiet country lane only a short distance from the village of Wembworthy. The village itself is set amidst beautiful unspoilt countryside which offers many opportunities for walking, riding and fishing. Local amenities are found in the larger village of Winkleigh (about 2.5 miles) which has a village stores, post office, butcher, primary school, pre-school, two public houses and veterinary and doctor's surgeries. There are a good range of community activities based around the community centre, village hall and sports ground. The larger town of Chulmleigh is about 6 miles and has a further range of amenities and schooling to secondary level. The larger towns of South Molton, Crediton and Okehampton are within easy reach by car.

Transport links are also good with the A377 and Eggesford Station on the Tarka Line (between Exeter and Barnstaple) only 2.5 miles from the property.

Description

2 Hayne Farm Cottages forms one of a pair of superbly renovated character cottages set in a peaceful rural location. The stone and cob cottage has been extensively renovated and improved throughout to an exacting standard and is offered to the market for immediate occupation with no onward chain.

Accommodation

The front door leads into the BOOT ROOM with plenty of space for boot and hanging coats. Off this room is a CLOAKROOM with a WC and wash basin. The KITCHEN/DINING ROOM has an engineered oak floor and is newly fitted with a range of base units with worktops over and inset stainless steel sink with mixer tap. Fully integrated appliances include an electric oven with induction hob above, dish

washer, fridge and freezer. There is also a range of floor to ceiling units along one wall. Under-stairs cupboard and turning stairs to the first floor. The LIVING ROOM also has an engineered oak floor and a part exposed stone fireplace with beam over and a stone hearth.

On the FIRST FLOOR the landing has a part exposed roof truss and doors to THREE BEDROOMS and a BATHROOM. The MASTER BEDROOM has an engineered oak floor and an EN-SUITE SHOWER ROOM fitted with a modern suite and the BATHROOM is also fitted with a modern suite.

Outside

To the front of the cottage there is a stream bordered area of garden and a gravelled parking area.

Services and further information

Mains water and electricity, private drainage system (mini treatment plant). Air source heat pump central heating (underfloor to ground floor, radiators to first floor). Broadband - Standard available (Ofcom). Mobile - Variable outside service available from all major providers (Ofcom).

Viewing

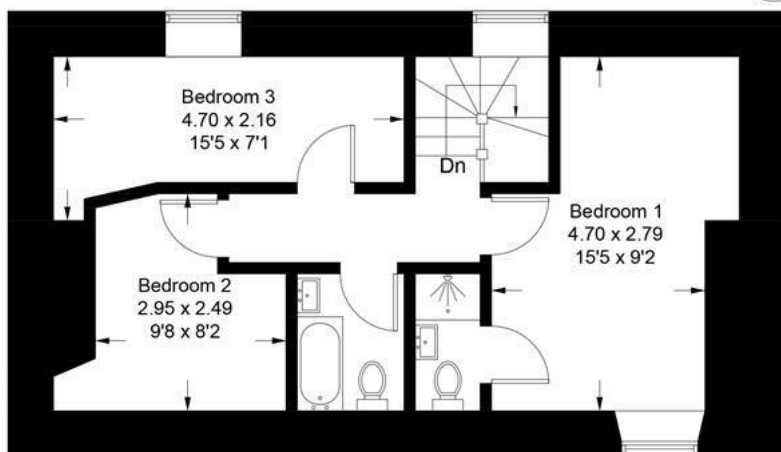
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

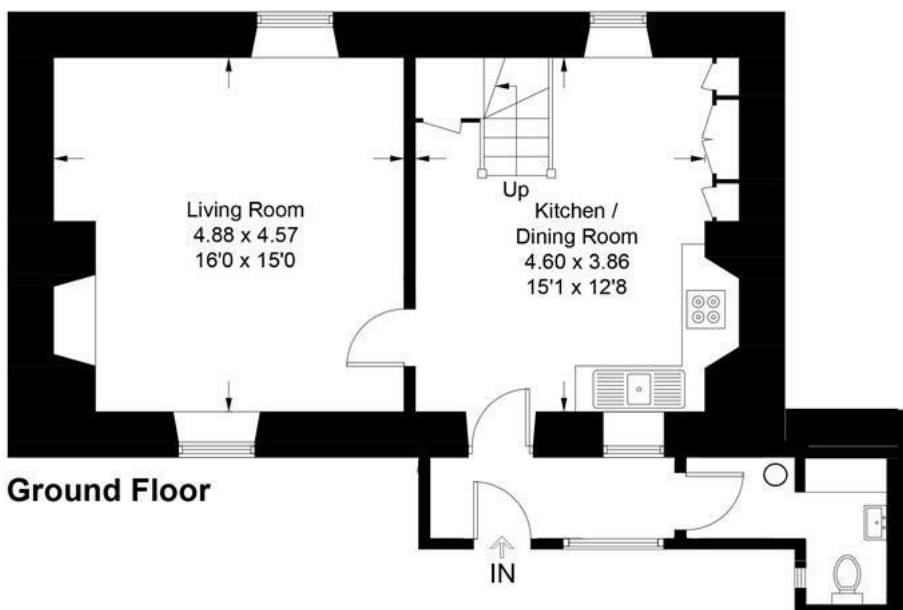
From the A377 at Eggesford Station proceed over the level crossing and the bridge over the river Taw and take the next right turn signposted to Wembworthy. Continue up the hill and at the top keep left. Continue on this road for just over a mile and at The Lymington Arms (Lama Cross) turn left towards Brushford and Coldridge. The cottage will be found at the bottom of the hill on the left.
What3words Ref:
cucumber.makes.unfocused



Approximate Gross Internal Area = 81.9 sq m / 881 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1155345)

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
Very energy efficient - lower running costs			
(92-100) A			91
(81-91) B			
(69-80) C		77	
(55-68) D			
(48-54) E			
(35-47) F			
(2-34) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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