



The Old Vicarage Cottage

The Old Vicarage Cottage, The Square, North Molton, South Molton, Devon, EX36 3HP



South Molton 3 miles Barnstaple 13 miles
Exmoor National Park 1.5 miles

A charming period cottage set
in an accessible and popular
village close to Exmoor

- Grade II listed period cottage
- Very popular village location
- Scope for modernisation/improvement
- Hall and Cloakroom
- Kitchen/Dining Room
- Living Room
- 3 Bedrooms and Bathroom
- Enclosed courtyard garden
- Council Tax Band C
- Freehold

Guide Price £215,000



Situation

The Old Vicarage Cottage is set at the top of the Square in the very much sought after village of North Molton. The village offers an excellent range of village amenities including a community shop, good primary school, public house, two churches, garage/petrol station and sports club. 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 local market town of South Molton is three miles and offers a good range of social, shopping and banking facilities and further schooling to secondary level. The boundary of Exmoor National Park is about 1.5 miles 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

Of rendered stone under a slate roof, The Old Vicarage Cottage is an appealing period cottage that offers surprisingly well-proportioned accommodation in reasonable decorative order but would benefit from modernisation and improvement throughout.

Accommodation

A stable style front door leads directly into the spacious HALL with stairs to the first floor, under stairs cupboard and a door off to the CLOAKROOM with WC and plumbing for washing machine. The KITCHEN/DINING ROOM has an oil-fired Rayburn, electric cooker point, stainless steel sink unit and two large fitted dresser units. A door leads to the rear garden. The LIVING ROOM has part dado panelling, stone fireplace with stone hearth and timber mantel with cupboards either side. It is considered that the current fireplace

conceals a larger inglenook fireplace behind.

On the FIRST FLOOR the LANDING has an airing cupboard and doors to the THREE DOUBLE BEDROOMS and BATHROOM. Bedrooms 1 and 2 have a fine outlook over the village square with bedroom 3 having an outlook over the rear garden. The BATHROOM has a panelled bath, WC and pedestal wash basin all in a tiled surround.

Outside

To the front of the cottage there is an attractive stone wall and a narrow area of enclosed garden. From the rear kitchen door, steps lead up to an enclosed, paved courtyard garden enclosed by timber fencing. At the top of the steps is a useful garden STORE.

Services

Mains electricity, drainage and water.
Mobile - Coverage from all major providers (Ofcom).
Broadband - Standard and superfast broadband is available (Ofcom).

Viewing

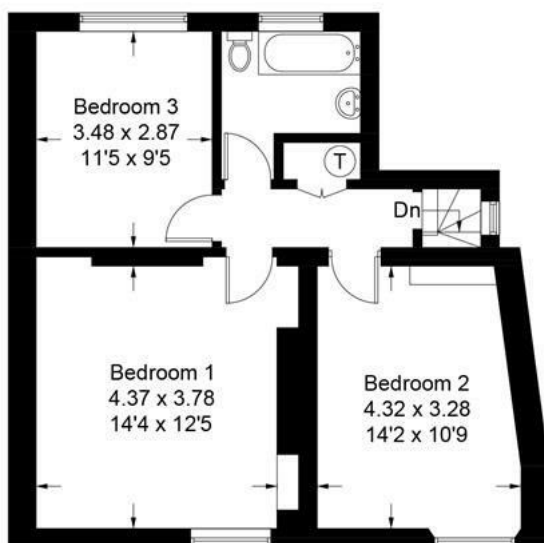
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

The cottage is easily found on the higher side of North Molton Square, marked with a 'for sale' board.
What3words Ref: immune.admire.foam



Approximate Gross Internal Area = 109.4 sq m / 1177 sq ft
Garden Store = 3.3 sq m / 35 sq ft
Total = 112.7 sq m / 1212 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1175425)

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