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London House

## London House, Burrington, Umberleigh, Devon, EX37 9JG



Chulmleigh 4 miles

A spacious period house offering versatile accommodation along with a detached barn with potential for conversion (stp), double garage, parking and enclosed garden

- Set in the heart of the village
- Grade II listed period house
- Sitting Room and Snug
- Kitchen and Dining Room
- 5 Bedrooms
- Family Bathroom
- 2 Storey Barn with potential (stp)
- Double garage, enclosed gardens and parking
- Freehold
- Council Tax Band E

Guide Price £345,000



### Situation

London House is set in the heart of the rural village of Burrington which is set on high ground on the western side of the highly attractive Taw Valley. The village has a good village shop and church, recently re-opened public house and there is also a very active village hall and all-weather sports facilities. The thriving small town of Chulmleigh is about four miles and offers a good range of local shops and amenities including medical centre, dentist, library and primary and secondary schooling. The market town of South Molton is about 11 miles and offers a more comprehensive range of facilities. The North Devon regional centre of Barnstaple is about 13 miles. Exeter lies about 25 miles to the south east.

There are nearby railway stations on the Barnstaple to Exeter (Tarka) line at Eggesford and Kings Nympton. The M5 motorway is within easy travelling distance at Junction 27, where there is also a mainline station at Tiverton Parkway.

### Description

London House is a spacious Grade II listed period house home with the addition of a very useful two storey barn that has much potential for conversion to alternative uses (subject to obtaining the necessary consents). There is off street parking as well as a double garage and an enclosed garden.

### Accommodation

A part glazed front door leads into the ENTRANCE LOBBY with slate flagstone floor and a door to the left into the snug. A door leads into the INNER HALL with stairs to the first floor and door to the SHOWER ROOM with pedestal wash basin, WC and shower cubicle. The SITTING ROOM is a spacious room with a tiled floor and a large inglenook fireplace with wood burning stove (installed in 2023). The DINING ROOM leads through to the KITCHEN which has a door to the outside and is fitted with a range of modern fitted units, stainless steel sink unit with mixer tap, electric cooker point, plumbing for washing machine and a former fireplace now housing a Rangemaster stove in a tiled surround with mantel over. The

SNUG is a lovely, double aspect room with a sealed fireplace with timber surround and mantel and slate hearth. Return door to the entrance lobby.

On the FIRST FLOOR there is a spacious LANDING with doors leading off to the BEDROOMS and a fully tiled BATHROOM with a panelled bath with shower over, pedestal wash basin and WC. BEDROOM ONE one is a double room, BEDROOM TWO, a single room. BEDROOM THREE a double room with built in wardrobes and BEDROOM FOUR a large double with door through to a large BEDROOM FIVE/DRESSING ROOM.

### Outside

There is off street parking in front of the two storey barn with a five-bar gate leading through to a further area of parking and to the timber-framed DOUBLE GARAGE. A door from the rear of the garage leads to an enclosed rear garden. The TWO STOREY BARN is of cob and block construction with a cobbled floor and stairs to the first floor loft space. It is considered that this barn has considerable potential for conversion to alternative uses such as a studio or annexe, subject to obtaining the necessary consents.

### Viewing

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

### Services

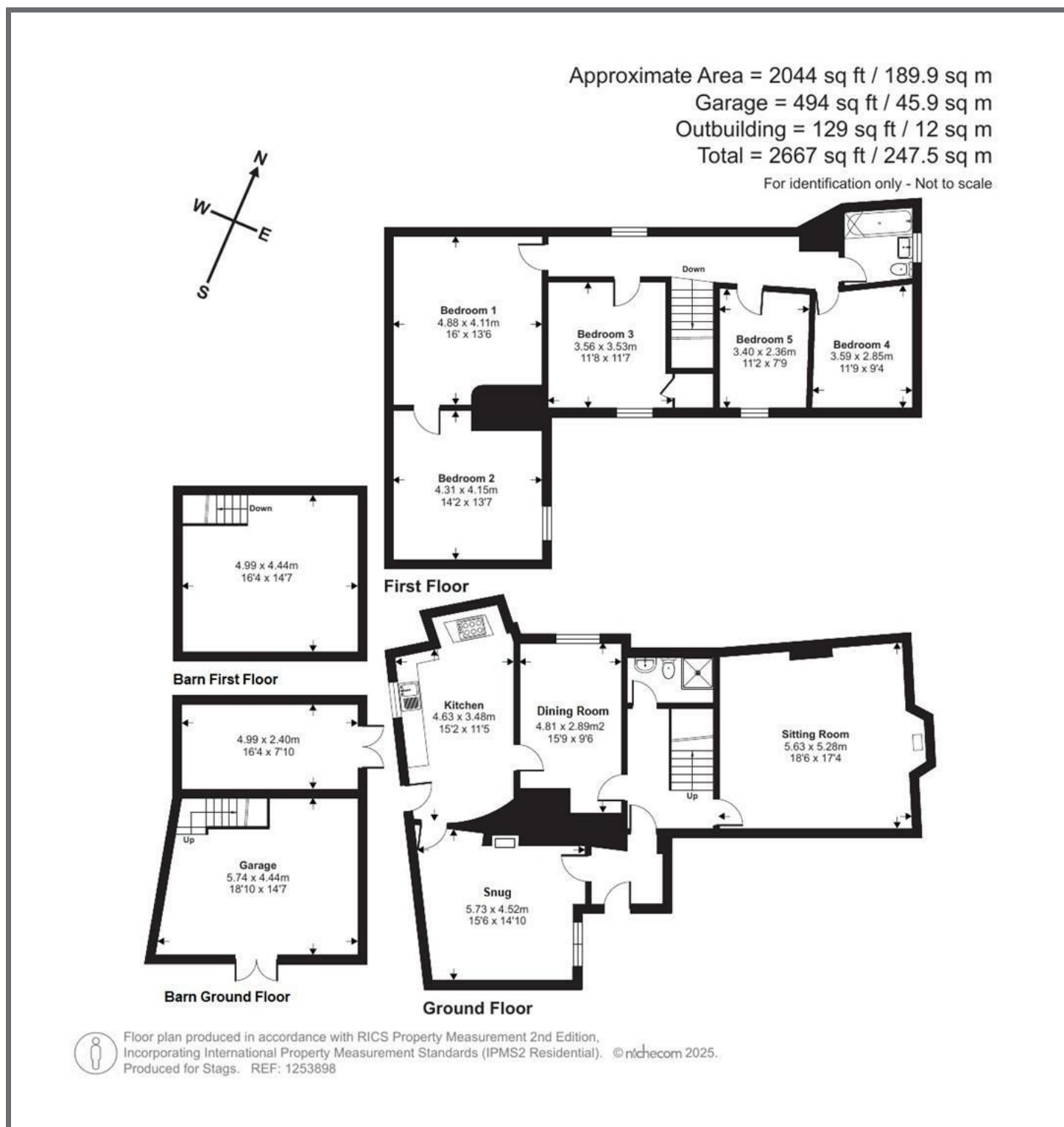
Mains electricity, drainage and water. Mobile phone coverage is limited from O2 and EE. Standard and superfast broadband is available (Ofcom).

### Directions

From the A377 at Colleton Mills (about 1.25 miles north west of Chulmleigh) take the turning to the west signposted to Burrington. Stay on this road into the valley and continue up the hill towards Burrington. Continue into the village and the property will be found on the right opposite the Church Square.

What3words Ref: surprised.vintages.sitting





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