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The Laurels

## The Laurels, Kings Nympton, Umberleigh, EX37 9SS



Chulmleigh 4 miles South Molton 5 miles

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Set on the edge of a popular rural village, a charming period cottage for improvement with good-sized gardens.

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- Grade II Listed Period Cottage
- Scope for modernisation/improvement
- Kitchen and Utility
- Dining Room
- Living Room
- 3 Bedrooms (1 double and 2 singles)
- Bathroom
- Enclosed Gardens and useful Workshop/store
- Freehold
- Council Tax Band D

Guide Price £225,000



### Situation

The Laurels is set on the western edge of the popular rural village of Kings Nympton which has an excellent public house, The Grove Inn, primary school, church and village hall and is set amidst unspoilt rolling countryside. The area offers a wealth of outdoor pursuits including walking, riding, cycling and fishing on the rivers Mole and Taw. There is also a train station on the Barnstaple to Exeter Tarka line about two miles away at Kings Nympton Station.

The small town of Chulmleigh is only four miles and has schooling to secondary level at Chulmleigh Academy, medical centre and a range of shops. The larger market town South Molton is five miles which offers a good range of facilities and amenities including medical centre, schooling to secondary level and weekly pannier and stock markets. The town is bypassed by the A361 North Devon Link Road which provides an excellent link to the North Devon regional centre of Barnstaple to the west and Tiverton and the M5 (Junction 27) to the east. There is a main line railway station at Tiverton Parkway with an intercity service to London Paddington (just over 2 hours).

### Description

The Laurels is a detached period cottage and is one of many Grade II listed buildings in the village. Of rendered stone and cob construction under a thatched roof, the cottage offers much scope for modernisation/improvement and benefits from a good sized, enclosed garden.

### Accommodation

A part-glazed front door leads into an ENTRANCE LOBBY with glazed door through to the KITCHEN which has a tiled floor and is fitted with a range of units, stainless steel sink with mixer tap, electric cooker point, space for fridge and a matching range of wall mounted cupboards. A wide arch leads through to the DINING ROOM with an under stairs cupboard and part-glazed door to a covered area to the rear with a door to the UTILITY with space for white goods and plumbing for a washing machine. From the dining room a wide opening leads through to the LIVING ROOM with a large stone fireplace with brick hearth, bread oven

and houses an LPG fired wood burning stove.

On the FIRST FLOOR, a galleried landing leads off to THREE BEDROOMS and a BATHROOM. BEDROOM 1 is a double room and BEDROOMS 2 and 3 are both single rooms. The BATHROOM has a panelled bath with shower over, vanity wash basin and WC. Airing cupboard with hot water cylinder and electric boiler.

### Outside

A useful WORKSHOP/STORE is attached to the left end of the cottage and has power and light connected.

The gardens mainly lie to the side and rear of the cottage. Steps lead up from the rear to a patio area and out onto the remainder of the garden which is mainly laid to lawn and enclosed by mature hedging. There is a timber framed garden shed and an aluminium framed greenhouse. A pedestrian gate leads out to the front. Parking is on street and unrestricted.

### Services

Mains electricity, water and drainage. Electric central heating via radiators. Mobile coverage is likely outside from all major providers (Ofcom). Standard and Ultrafast Broadband is available (Ofcom).

### Viewing

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

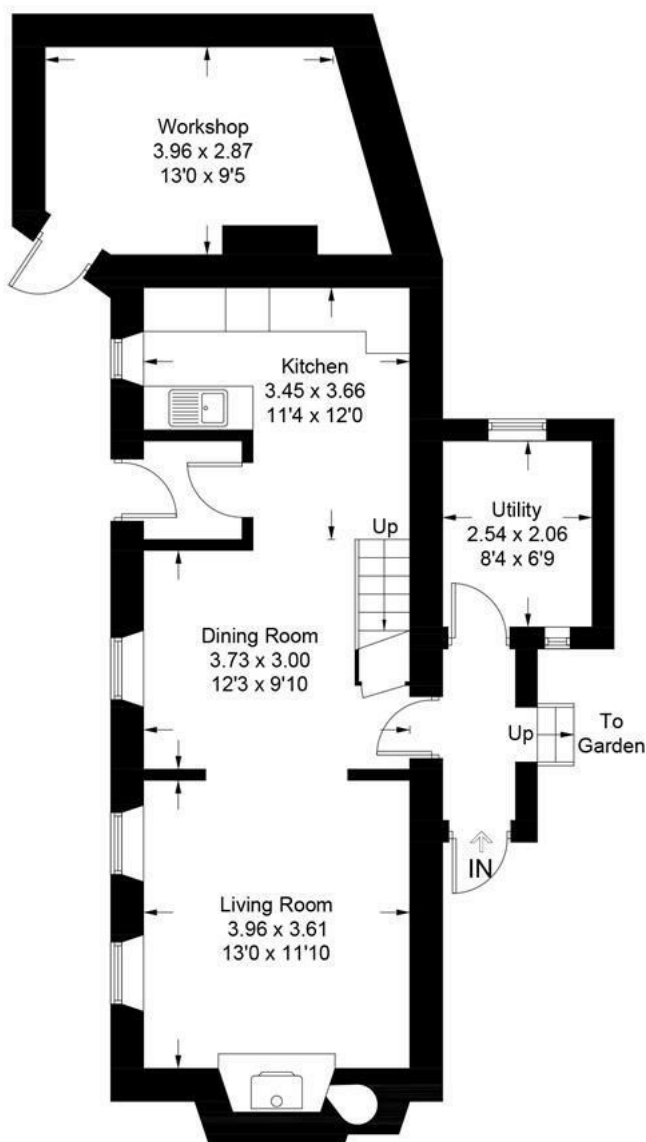
### Directions

From the centre of the village facing The Grove Inn public house turn left. Stay on this road and The Laurels will be found on the left just before leaving the village.

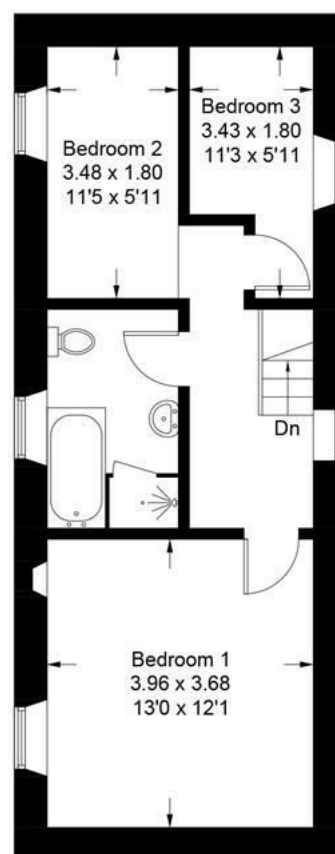
What3words Ref: glare.petulant.attends



Approximate Gross Internal Area = 90.0 sq m / 969 sq ft  
Workshop = 12.4 sq m / 133 sq ft  
Total = 102.4 sq m / 1102 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate,  
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