



West Gosland Down







West Gosland Down

Winkleigh, Devon, EX19 8DN

Winkleigh 2 miles Chulmleigh 6 miles

Set in a stunning and private valley location, an attractive character cottage with mature gardens, stream bordered grounds and pasture land

- Attractive Grade II listed cottage in a stunning setting
- 3 Reception Rooms
- 4 Bedrooms
- Useful outbuildings (formerly stabling)
- Freehold
- Stunning gardens and stream bordered grounds
- Fitted Kitchen
- Bathroom and Shower Room
- Total about 4.40 Acres
- Council Tax Band D

Guide Price £725,000

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Situation

West Gosland Down is beautifully positioned along its own drive in an attractive, private setting and is surrounded by its own ring fenced land. It lies in a peaceful valley about two miles from the historic village of Winkleigh which offers village shop, post office, sports centre, church, public houses and junior school. The village has a great deal of history and the attractive local countryside offers many opportunities for good riding along quiet country lanes, bridle paths and the Eggesford forest. Winkleigh is ideally placed to take in the spectacular rolling Devon countryside and the rugged North Devon coast can be easily reached by car. The market town of Torrington is approximately 15 minutes drive away and offers a good range of local amenities including supermarket, butchers, post office, theatre and schooling for children of all ages. The regional centre of Barnstaple is approximately 45 minutes drive and offers a more comprehensive range of facilities. The Cathedral City of Exeter also lies approximately 45 minutes away and offers an extensive range of facilities and ready access to the M5 motorway, airport and main line rail networks.

Description

West Gosland Down is centred on a highly attractive Grade II Listed period cottage dating from the 17th century and is situated in a most beautiful and secluded setting within approximately 4.4 acres of land bordered by a natural stream and woodland. The house, which is mainly of stone/cob elevations under a thatched roof, offers many character features including deep silled multi-paned windows, interior latched doors, inglenook fireplace and exposed timbers.

The house is set beautifully within its own grounds which include paddocks, gardens and stream bordered woodland which makes the property a natural haven for wildlife and there is also a detached workshop and former stable block that has been adapted for ancillary accommodation.

Accommodation

The main front door leads into an ENCLOSED PORCH with slate flooring and wooden seat, a door leads directly into the LIVING ROOM with exposed beams and an impressive stone inglenook fireplace with exposed cloam oven (now with seat) and fitted multi-fuel stove. A door leads into the GARDEN ROOM of oak frame construction and having double glazed triple aspect views over the gardens. Slate flooring. French doors open into an oak framed loggia and patio.

The DINING ROOM is a dual aspect room with views over the paddock to the rear and gardens and woodland to the front there are exposed ceiling beams and fitted book shelving along one wall. The KITCHEN has slate flooring and is fitted with oak fronted units with solid slate and timber work surfaces and a dresser style unit to one wall. There is a stainless steel sink, oil fired Aga, electric hob and oven below. Door to outside oak-framed porch.

Leading off the dining room is an INNER LOBBY with space and plumbing for washing machine and dryer and a further door into a BATHROOM fitted with a modern suite.

On the FIRST FLOOR the LANDING has exposed wall and roof timbers, storage cupboard, loft access and doors to 4 BEDROOMS which all enjoy the lovely outlook to the front and a SHOWER ROOM fitted with a modern suite.





Outside

The property is approached from the country lane via a private driveway leading to an ample parking and turning area to the front of the cottage. Adjacent is a timber framed WORKSHOP (9'6" x 18') with adjoining covered STORE ROOM (13' x 9') with power, water and light connected. Situated to the side of the workshop is a run of FOUR KENNELS and to the rear is a timber-framed former stable block 36' x 11' which used to be divided into three stables but offer potential for alternative uses. The drive leads past the pond to the left hand side and from the parking area steps and a ramp lead down to a most attractive woodland area with a stream (Hollocombe Water) with waterfall feature running alongside a large pond with many waterside plants including Irises, Lilies and Gunnera. This area in particular is a haven for deer, herons, kingfishers and wild ducks and moorhens breed on the island on the pond.

From the driveway steps lead to both main entrances to the cottage passing large terraced flowerbeds, which are well stocked with a variety of colourful herbaceous perennials. The path to the front of the house continues to the side of the house and to the attractive paved terrace, which occupies a pleasant sunny aspect. Steps lead from the terrace to attractive lawned gardens with a summerhouse and with specimen trees and shrubs including mature Magnolia Siegboldi, a majestic Lime, Horse Chestnut and Weeping Cherry. There is a planting of Maples giving lovely autumn colour and a small orchard of Apple, Pear and Plum. The remainder of the grounds are divided into two paddocks, interspersed with mature trees.

In total the property extends to about 4.40 ACRES.

Services and additional information

Mains electricity, private water supply and private drainage system (septic tank and soakaway - compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection).

Oil-fired central heating via radiators.

Broadband - Standard available (info from Ofcom)

Mobile - Inside - EE & Three limited, outside - EE, Three, O2 and Vodafone likely (info from Ofcom)

Viewing

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

Directions

From South Molton take the B3227 to Umberleigh, pass over Umberleigh Bridge and turn left onto the A377. Stay on this road for 3.9 miles to Kingford and turn right. At the top of the hill turn left onto the B3217 towards Dolton. Stay on this road for 4 miles and at Dolton Beacon bear left onto the A3124 towards Winkleigh. After a further 0.7 miles turn left at Hollocombe Moor Cross towards Ashreigney and at the next crossroads (Lodgey Cross) turn right to Hollocombe. At the next junction (Hollocombe Corner) turn right and follow this road to the bottom of the hill where the entrance to West Gosland Down will be found on the right.

What3words Ref: gourmet.scans.viewer

Please take care on the council maintained road leading from Hollocombe Corner to the property as it is not in the best condition.

Approximate Gross Internal Area = 136.0 sq m / 1464 sq ft

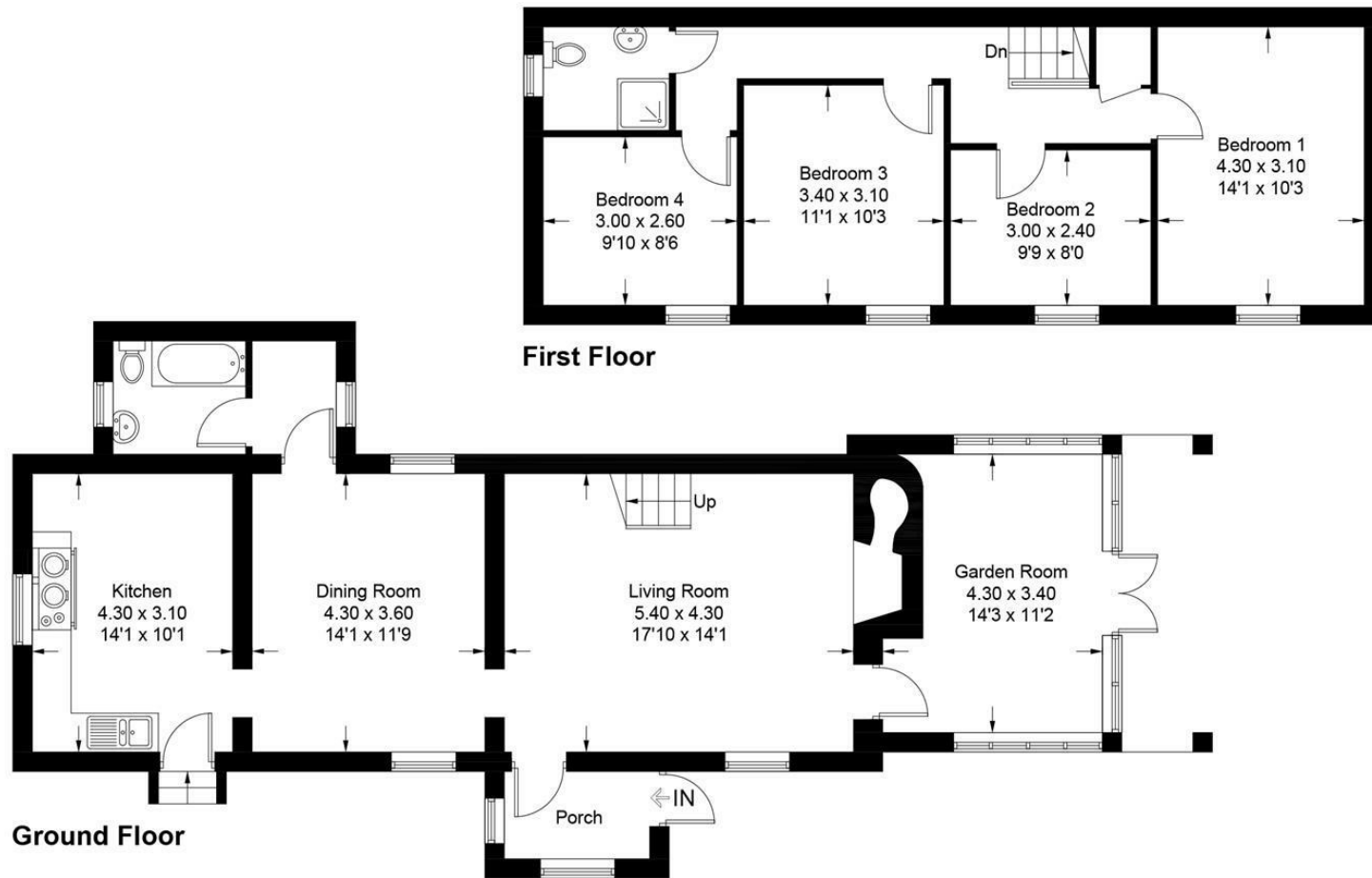


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1091178)



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