



Winswood House











# Winswood House

Burrington, Umberleigh, Devon, EX37 9JN

Chulmleigh 3.5 miles South Molton 12 miles Exeter 26 miles

A highly attractive period house with mature gardens and grounds in a peaceful valley location

- Attractive period house (not listed)
- 4 Reception Rooms
- Four bedrooms (one en-suite)
- Attractive mature gardens and grounds
- Council tax band F
- Stunning valley location
- Vaulted Kitchen/Breakfast Room
- Family bathroom
- Total about 1.91 Acres
- Freehold

Guide Price £760,000

## Stags South Molton

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## The London Office

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020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)





### Situation

Winswood House is set in a peaceful and sheltered location with an attractive outlook across the Mully Brook valley to farm land beyond. The surrounding countryside is typical of the area with plunging valleys, open fields and woodland. The village of Burrington is about a mile from the property and has a public house, primary school, church and small shop. The small town of Chulmleigh is about 3.5 miles and offers a further range of shops and amenities including an excellent secondary school. The larger towns of South Molton and Barnstaple are about 12 and 14 miles respectively, both offering a further range of amenities whilst the Cathedral City and County Town of Exeter is about 26 miles.

The A377 that links between Exeter and Barnstaple is about two miles from the property and the Exeter to Barnstaple (Tarka Line) railway line follows a similar route with the nearest station being about 3 miles at Kings Nympton Station.

### Description

Winswood House is an attractive, south facing period house set adjacent to a quiet country lane. The house is of part rendered brick and stone construction under a slate roof and is presented in good decorative order. The accommodation retains many of the original features including exposed beams, panelling, dado rails, fireplaces and lattice windows. The mature gardens and grounds are delightful with a large pond and a stream running down to the Mully Brook.

### Accommodation

An open porch with front door leads into the HALL with a tiled floor and understairs cupboard. The SITTING ROOM has an oak floor, original fireplace with wood burning stove and glazed, double doors into the DINING ROOM with a fitted Georgian oak corner cupboard and two pairs of glazed double doors lead into the CONSERVATORY. The LIVING ROOM has a fine, stone open fireplace with bread oven, beam over and wood burning stove. Fitted book shelving. An INNER HALL has a SHOWER ROOM/UTILITY off with a corner shower cubicle, WC, fitted units with worktop and sink, plumbing for washing machine, heated towel rail and oak floor. The KITCHEN/BREAKFAST ROOM is an impressive and attractive room and is fitted with hand made pine units with granite worktops over and Belfast sink. Electric 2 oven AGA cooker, plumbing for dishwasher and door to garden. The CONSERVATORY is of modern, bespoke timber construction and has two doors to the gardens. Also off the kitchen is a mainly glazed BOOT ROOM with door to outside.

On the FIRST FLOOR the landing leads to the FOUR DOUBLE BEDROOMS with the principal bedroom having a built in wardrobe and an EN-SUITE SHOWER ROOM. Bedroom two has two built-in wardrobes and the FAMILY BATHROOM is fitted with a modern suite.







### Outside

To the left of the house is off-road parking for three vehicles. At the rear of the house, adjoining the kitchen/breakfast room and the conservatory, is a paved terrace bounded by shrubs and flowering plants that leads out onto an area of lawn below. A footbridge leads over a small stream to a large, lawned area of garden that encompasses a small lake with a delightful, lawned path around it. The rest of the grounds run down to the Mully Brook and are bounded by mature trees along the river bank.

Useful outbuildings include a timber-framed SHED incorporating a summerhouse and gym, further WORKSHOP/STORE with a LOG STORE to the side. There is also a TREE HOUSE. In total the property extends to about 1.91 ACRES.

### Services and further information

Mains electricity and water, 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.

Mobile - Limited reception outside (Ofcom).

Broadband - Standard available (Ofcom).

### Viewing

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

### Directions

From South Molton take the B3226 south out of the town towards Exeter. Drive through the Mole Valley for about 9 miles and at the junction with the A377 at Fortescue Cross, Newnham turn left towards Exeter. Drive for about a mile and at Colleton Mills turn right signposted to Burrington. Drive over the railway bridge and the River Taw and take the next left turn signposted to Ashreigney. Proceed up the hill and take the next right turn signposted to Winswood. Continue along the country lane and down the hill and the property will be found at the bottom of the hill on the right.



Approx. Gross Internal Floor Area  
242 Sq Metres 2606 Sq Ft



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







