



Snowdrop Cottage

Snowdrop Cottage, East Street, Chulmleigh, Devon, EX18 7DD



South Molton 12 miles Exeter 25 miles

An attractive and well-presented terraced period cottage with delightful enclosed gardens

- Attractive period cottage with delightful enclosed gardens
- Hall
- Dining Room
- Living Room
- Kitchen
- 3 Bedrooms
- 2 Shower Rooms
- Workshop
- Council Tax Band D
- Freehold

Guide Price £359,000



Situation

Snowdrop Cottage is situated just off the centre of Chulmleigh, a popular small town set on the eastern side of the highly attractive Taw Valley. The town offers excellent day to day facilities including post office, shops, public houses, medical centre and short hole golf course as well as primary and secondary schooling. The larger market town of South Molton is about 12 miles to the north and offers a further range of amenities together with access to the A361 North Devon Link Road towards Barnstaple and Tiverton. There are many opportunities for salmon and sea trout fishing on the nearby River Taw and to the north and south are the National Parks of Exmoor and Dartmoor, renowned for their spectacular scenery and excellent opportunities for walking, riding and fishing.

There is good access via the A377 Taw valley road north to Barnstaple and the stunning North Devon coastline and also south to Crediton and the county town of Exeter with its extensive range of facilities and commercial venues as well as an international airport.

The Tarka Line railway line provides a regular service between Exeter and Barnstaple with the nearest stations at Kings Nympton and Eggesford.

Description

Believed to be of stone and cob construction under a tiled roof, Snowdrop Cottage is a charming mid-terrace period cottage with the most delightful enclosed gardens to the rear with a very useful workshop at the end.

Accommodation

The front door leads into the HALL with exposed wall timbers and at the end is a CLOAKROOM with WC and wash basin. To the left is the LIVING ROOM which is a lovely room with a stone fireplace with a slate hearth and wood burning stove. Wide, glazed double doors lead out to the gardens. To the other side of the hall is the DINING ROOM with a window seat and fire place with wood burning stove. Two recesses with built-in dressers and under-stairs cupboard. An opening leads through to the KITCHEN which is fitted with a range of modern units, 1½ bowl stainless steel sink with mixer tap, electric cooker point, plumbing for dishwasher and washing machine, matching wall cupboards and space for upright fridge/freezer.

On the FIRST FLOOR there is a spacious LANDING with plenty of room for a desk, exposed wall timbers and fitted book shelving. BEDROOM ONE is a double room with an airing cupboard. BEDROOM TWO is a smaller but still a double room. The SHOWER ROOM has a large shower cubicle, WC, pedestal wash basin and heated towel rail.

On the SECOND FLOOR is BEDROOM THREE, a double room with a large wardrobe and fine views over the rear garden and the town. On this floor is also a SHOWER ROOM fitted with a shower cubicle, WC and pedestal wash basin.

Outside

Glazed double doors lead out from the living room lead to the south-facing gardens. Initially there is a paved area adjoining the rear and provides access to the BOILER ROOM.

The paved area is bounded by low stone walls and planted flower beds. Steps lead up past a small ornamental garden pond to an area of walled garden, mainly laid to lawn bordered by flower beds and mature shrubs.

At the far end of the garden is a very useful WORKSHOP/SHED (measurements on floor plan).

Services and further information

Mains electricity, water and drainage. Oil-fired central heating via radiators.

Mobile - 'likely' outside from all major providers (Ofcom).

Broadband - Standard, superfast and ultrafast broadband are available (Ofcom).

Unrestricted on-street parking is directly outside the property.

Viewing

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

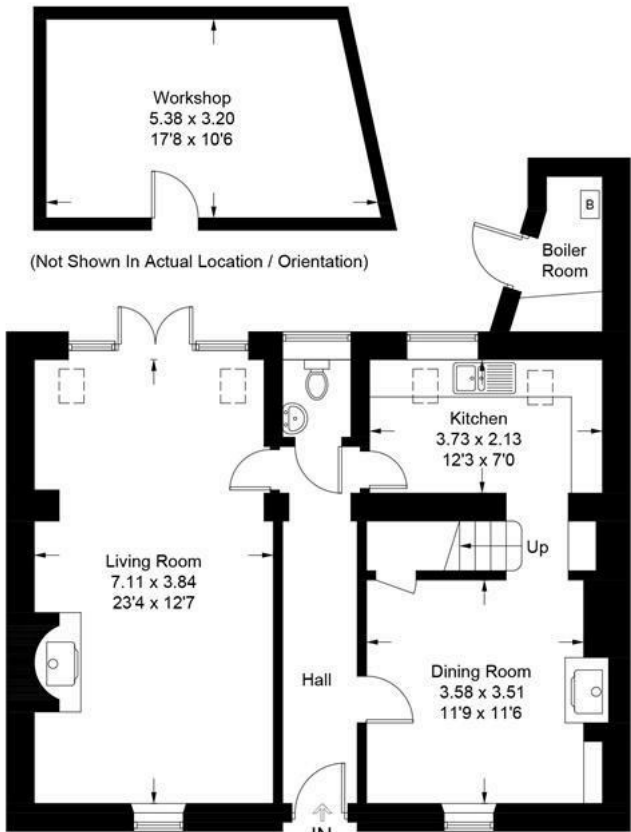
Directions

From the centre of Chulmleigh, proceed into East Street and Snowdrop Cottage will be found after a short distance on the right.

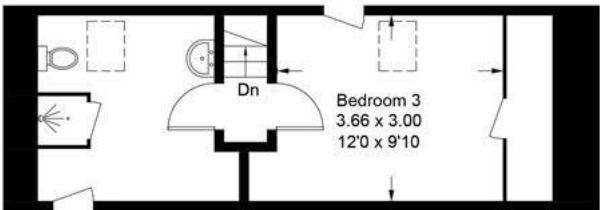
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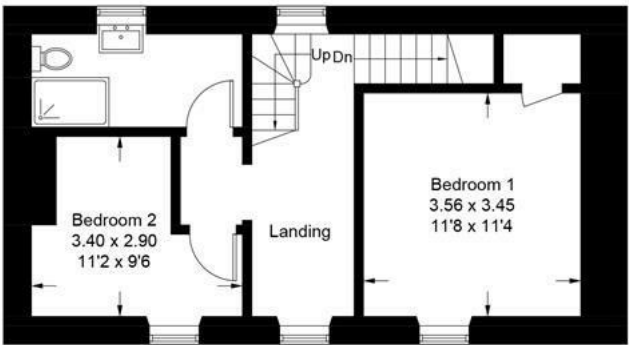
Approximate Gross Internal Area = 131.9 sq m / 1420 sq ft
Workshop = 16.1 sq m / 173 sq ft
Total = 148.0 sq m / 1593 sq ft
(Excluding Boiler Room)



Ground Floor



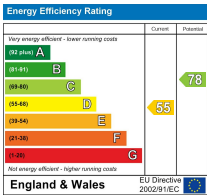
Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1210374)

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.



29 The Square, South Molton, EX36 3AQ

01769 572263

south-molton@stags.co.uk

stags.co.uk