



Lot 5 - Badger Cottage



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Chantry Farm, Atherington, Umberleigh, Devon, EX37 9HN

On the periphery of a sought-after village within easy access of local amenities.

A mid terraced character cottage, one of a pair converted from a former barn, being offered for sale as part of a farm break up. Additional lots available, including land, all in a timeless semi-rural location.

- 2 Bedroom Terraced Cottage
- Private garden & Parking
- Other lots available, including land.
- Living Room, Kitchen, 2 Bedrooms, Bathroom
- Electric Heating, Double Glazed
- Views to Exmoor
- Freehold.
- Council Tax Band B.

Guide Price £219,950

## SITUATION & AMENITIES

Chantry farm overlooks the Taw Valley in North Devon with far reaching views towards Exmoor, the property is a short distance north of the village of Atherington which has a village church, whilst the neighbouring village of High Bickington offers a primary school, two village pubs, and Libbaton Golf Course. On the A377 Exeter Road nearby, there is a small supermarket and petrol station. The town of Barnstaple lies approximately 7 miles to the north and at Umberleigh (2.5 miles) there is a railway station with services to Barnstaple and Exeter. Exeter City Centre is around an hour away by car. Access to the North Devon Link Road (A361) is available at Barnstaple and South Molton (9 miles away). From the farm there is easy access to the Exmoor National Park, known for its hundreds of square miles of superb unspoilt scenery and the North Devon beaches of Instow, Westward Ho!, Putsborough, Saunton (with championship golf course), Croyde and Woolacombe are all within easy access. The A361 provides access from Barnstaple, in around 45 minutes, to Junction 27 of the M5 Motorway. Close by, Tiverton Parkway offers a fast service of trains to London (Paddington), in around 2 hours. The nearest international airports are at Bristol and Exeter. The area is well served by state and private schools, including West Buckland School, with local pick up points.

## DESCRIPTION

This cottage presents elevations of stone, with brick highlights surrounding the window and door apertures and double glazing, all beneath a slate roof. The layout of the accommodation is more clearly identified upon the accompanying floorplans.

## GROUND FLOOR

Front door to LOUNGE/DINING ROOM with brick and stone fireplace, fitted wood burner, display niche, meter cupboard, open arch to KITCHEN in light wood effect unit with rolled edge work surfaces, 1 ½ bowl stainless steel sink unit, plumbing for washing machine, AEG electric oven, New World four ring ceramic hob, space for up right fridge/freezer.



## FIRST FLOOR

LANDING with airing cupboard. BEDROOM 1 with vaulted beam ceiling. BEDROOM 2 with vaulted beam ceiling and deep built in storage cupboard. BATHROOM with panelled bath, electric shower, shower screen, low level WC, pedestal wash basin, strip light, heated towel rail, Dimplex wall heater.

## OUTSIDE

To the front there is a small front garden and parking for several vehicles, there is access to the rear of the property for maintenance only.

## SERVICES & ACCESS

Lots 4 & 5 - New connections for electricity and water are provided. Both cottages participate in the new private communal sewage system. Existing heating is by night storage heaters or electric wall heaters.

Lot 2 [The Modern Barn] will own the freehold of the existing lower access drive but the new owners of lots 3,4 and 5 will enjoy right of way over the initial part of this driveway, which then becomes private to lot 2 only. The vendors intend to ensure that the width of said drive will be sufficient for any purchaser of lot 2 to be able to negotiate machinery over it to their property. Depending on how lot 6 (the land) is sold, there may well be other rights of way required over the early part of the driveway.

## TENURE

The farm is owned freehold, vacant possession will be available from the completion date. We understand that some of the properties are already on separate titles but others may need to be separated as the property is sold.

## LOCAL AUTHORITY

North Devon District Council, Lynton House, Commercial Road, Barnstaple, North Devon, EX31 1DG. 01271 327 711 / <https://www.northdevon.gov.uk>

## PLANS & BOUNDARY FENCES

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves on inspection or otherwise, as to its accuracy. Purchasers of lots which are not currently fenced will be responsible for installing their own boundaries following completion.

## SPORTING & MINERAL RIGHTS

The sporting and mineral rights in so far as they are owned, are included with the freehold of the whole farm.

## FIXTURES & FITTINGS

All fixtures and fittings, unless specifically referred to within these sales particulars, are expressly excluded from the sale of the freehold.

## WAY LEAVES & RIGHT OF WAY

The property is sold subject to and with the benefit of any Way Leave agreements and any public or private rights of way or Bridleways etc. We are not aware of any public footpaths passing over the property.

## VIEWINGS

Strictly by appointment with Stags. Please contact the office on 01271 322 833 / [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk) to arrange an appointment.

## DIRECTIONS

From Barnstaple, proceed south on the A377 towards Exeter, passing through Bishops Tawton. After approximately 4.5 miles, at Fishleigh Rock Farm, turn right towards Atherington and Chantry Farm will be found on the left after around 800 yards. The farmhouse is accessed from the upper drive, the remainder of the lots from the lower drive.

## LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk).

## DISCLAIMER

These particulars are a guide only and should not be relied upon for any purpose, all measurements are approximate.



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) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 632 sq ft / 58.7 sq m  
 Limited Use Area(s) = 44 sq ft / 4 sq m  
 Total = 676 sq ft / 62.8 sq m  
For identification only - Not to scale

Denotes restricted head height

**First Floor**

**Ground Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 986225