



Coxswains Cabin





# Coxswains Cabin

The Village, Ashreigney, Chulmleigh, Devon, EX18 7LU

Chulmleigh 4 miles. Barnstaple 15 miles. Exeter 26 miles.

An attached character cottage with off street parking and stone barn with planning consent for additional 4 bedroom property.

- Attached thatched cottage
- Originally dates 1361
- 3 Bedrooms
- Kitchen/Diner
- No Upper Chain
- Rear Garden
- Stone Barn 124 SQM
- Off street Parking
- Council Tax Band C
- Freehold

Guide Price £375,000

## SITUATION AND AMENITIES

Ashreigney is a hill top village and has a church overlooking the village green, as well as village hall which once was a school and now plays host to many functions and meetings throughout the year. The Parish of Ashreigney offers a number of picturesque walks, both on the local roads and the many varied footpaths. There are a number of local villages within easy travelling distance including Dolton and Chulmleigh, both about 4 ¼ miles, Winkleigh about 5 ¼ miles. Further afield Torrington and South Molton, both with their Pannier Markets, are about 13 ½ and 10 ¼ miles respectively. The Regional centre of Barnstaple is about 15 miles and offers the areas main business, commercial, leisure and shopping venues, as well as North Devon District Hospital. From Barnstaple there is access to the North Devon Link Road leading through, in a further 45 minutes or so, to Junction 27 of the M5 motorway, where Tiverton Parkway also offers a fast service of trains to London Paddington in just over 2 hours. The County town of Exeter with Cathedral and Airport is about 32 ½ miles. In addition the north coast of Devon and Cornwall are easily accessible with attractive beaches and delightful coastal scenery. The Torridge valley offers many opportunities for fishing and outdoor pursuits, together with walking and cycling on the Tarka Trail.

## DESCRIPTION

An attached thatched property, with colour washed rendered elevations. The property is understood to date originally from around 1361 with later additions added, part of which has a tiled roof, the property is within a conservation area but is not listed. We understand that the rear elevation of the thatched roof and ridge were replaced approximately 2006/07. The property benefits from an attractive stone barn with planning permission to convert into ancillary accommodation granted by Torridge District Council on 20th October 1993 under planning reference: 1/1310/93/05/2009. The property also benefits from off street parking and a mature garden. The property could suit those looking for a project to create a dual occupancy home, home with income, or an investment property.





## GROUND FLOOR

Entrance door leading into generous size LIVING ROOM with windows to front, built in window seat, storage shelving, former open fireplace (now not in use), central feature beam. INNER LOBBY with stairs off to first flooring landing, built in storage cupboard, door leading into KITCHEN/DINER with door leading out to rear garden, roof light and windows looking onto rear courtyard, base units, with cupboards and space for cooker, roll top work surface, 1 ½ stainless steel sink and drainer with mixer tap, bespoke kitchen island with cupboards and drawers, under stair cupboards/pantry, door to LOBBY with outside door to side and gate leading to rear garden, space for white goods, built in storage area cupboard housing pressurised hot water cylinder. DOWNSTAIRS BATHROOM opaque window to rear, panelled bath, dual flush close coupled WC, pedestal hand wash basin, shower cubicle with electric Bristan Smile Electric shower, heated towel rail, extractor fan.

## FIRST FLOOR

Split staircase leading to LANDING. BEDROOM 1 dual aspect room with windows overlooking village square and too the rear, overlooking rear garden. Loft access via hatch. BEDROOM 2 with feature curved wall, window seat which overlooks the village square. BEDROOM 3 with restricted head height, window overlooking rear.

## OUTSIDE

At the front of the property is unrestricted parking, at the rear is a COURTYARD AREA which leads to ENCLOSED REAR GARDEN with mature cottage style garden, mainly laid to lawn, stocked borders and a plethora of mature plants, shrubs and trees. Stone POTTING SHED and USEFUL OUTBUILDING with ADJOINING GREENHOUSE. Outside water tap. Also at the rear of the property, approached by a private access lane with right of way and five-bar gate leading to COVERED CARPORT AREA with space for 2/3 vehicles.

## DETACHED STONE BARN

With an extant planning consent for conversion to residential use. This will provide about 124 sq. metres of internal floor space on 2 floors when converted.

Currently the stone barn is separated partially into two rooms with vaulted ceilings and three barn style doors leading into the previously mentioned covered carport, power and light connected, this could also have use as workshop/studio/home office/gym etc.

## PLANNING

Consent for the conversion of the barn, an extension to connect the barn to the cottage and raising the roof on the low ceilinged back bedroom to provide a first floor bathroom and access on the first floor et to go into the barn where approved by Torridge District Council on the 20th October 1993 under application number 1/1310/93/05/0009. This planning is now extant as work was begun on the connection of the barn to the cottage. By discussion with the planners it may be possible to change the internal layout of the barn to suit a buyers personal requirements, subject to any necessary planning consent.

## SERVICES

Mains electricity, water and drainage. Electric heating. According to Ofcom superfast broadband and mobile phone signal is available.

## DIRECTIONS

What3words: ///asteroid.cemented.skims

From Barnstaple take the A377 for approx. 6 miles. Pass the garage on the right, take the next turning right towards Atherington. On entering the village, immediately after the Post Office, turn left on to the B3132 signed High Bickington. Proceed through the village, passing Libbaton Golf club and continue on the B3217 for another 1.5 miles, take the left turning, signposted Ashreigney. Continue into the village square and turn left, the property will be found on the left hand side, identified by our For Sale boards.

## LETTINGS

If you are considering investing in a Buy To Let or letting another property, and please 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.



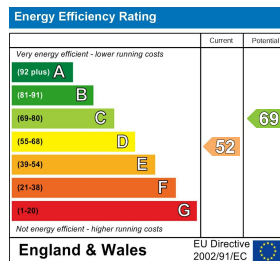


These particulars are a guide only and should not be relied upon for any purpose.



Coxswains Cabin, Ashrighney, EX18 7LU  
0.095 Acres Approx.  
For Identification Purposes Only, Not To Be Relied Upon

Promap © Crown Copyright and database rights 2024. OS AC0000813445  
Plotted Scale - 1:1250. Paper Size - A4



30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833

Approximate Gross Internal Area = 112.7 sq m / 1213 sq ft  
Barn = 45.3 sq m / 488 sq ft  
Total = 158 sq m / 1701 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1056196)



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London