



Perrymans The Mounting Block







Perrymans







# Perrymans The Mounting Block

Georgeham, Braunton, Devon, EX33 1JJ

Village amenities close by. Putsborough beach within a healthy walk. Croyde/Woolacombe 10 Minutes.

A quintessentially English, 'chocolate box' attached thatched period cottage in a sought after village close to North Devon's premier beaches & coastline.

- Beautiful Grade II Listed Cottage.
- Good ceiling heights. Potential for 3rd bedroom.
- 2 Bedrooms with WCs, Shower Room
- Suit main/second home/holiday let/UK base.
- Business rated
- Period features/21st Century refinements
- Sitting Room, Kitchen/Dining Room
- Parking for 2/3. Pretty south facing garden.
- No upward chain. Contents available.
- Freehold

Guide Price £540,000

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## SITUATION & AMENITIES

Located at the centre of the highly desirable village of Georgeham, within a Conservation area, adjacent to a quiet country lane and just 1.5 miles away from Putsborough Sands, widely regarded as the very best sandy beach in the area. There is easy access to the beaches at Saunton (also with Championship golf course), Croyde and Woolacombe all providing top rated surfing, Georgeham has a village shop/ post office, a primary school (rated good by OFSTED in 2019), 2 excellent pubs and an hourly bus service. Within easy reach by car are Braunton (10 minutes), Ilfracombe (20 minutes), Barnstaple (20 minutes) and Exmoor (45 minutes). Barnstaple is about 45 minutes from Junction 27 of the M5 and from Tiverton Parkway which offers a fast service of trains to London Paddington, in just over 2 hours. There is also a train service from Barnstaple to Exeter and National Express services. The property is within a conservation area and there are pleasant views across the village roof tops to open countryside. The nearest international airports are at Bristol & Exeter.

## DESCRIPTION

Perrymans The Mounting Block presents elevations of painted render beneath a mainly thatched (last re-thatched 10 years ago) but partly slate roof. The original core is reputed to be of 17th century origin and the property, which is Grade II Listed, as being of architectural and historical importance, has been sympathetically & tastefully modernised to combine 21st century refinements with many original features. This is certainly a property that needs to be viewed internally to be fully appreciated. Special Note; The property is attached to Perrymans itself, a private residence, owned by the vendors of Perrymans The Mounting Block. They have run the latter until now, as a self contained holiday let, but the time has come for them to retire. The two properties share the same gated access, bordered by a babbling brook, but then each have private designated parking areas.

## GROUND FLOOR

Accessed through the thatched PORCH with half glazed stable door and stone floor leading directly to SITTING ROOM with inglenook, fitted Jotul wood burner, bressumer, exposed stone, carpet, 3 wall lights. Stair case rising to first floor (described later). KITCHEN/DINING ROOM with excellent range of units in oak with matching wall cupboards and slate work surfaces incorporating 1 ½ bowl stainless steel sink unit, cupboards and appliance space under, fire place feature with Jotul wood burning stove, quarry tiled flooring, space and plumbing for washing machine and dishwasher, space for free standing cooker, stainless steel and glass extractor hood, room for dining table, the appliances are available by separate negotiation if required. From the sitting room there is access to a LOWER HALL with slate cobbled flooring. SHOWER ROOM with corner tiled cubicle, wash hand basin on marble and wrought iron base, low level WC, extractor fan, marble effect tiled flooring, shaver point. Former UTILITY ROOM with slate cobble floor, there is a blocked doorway formerly linking with the sitting room which could revert to being opened if required. This room could be converted to Bedroom 3 or Study or separate Bathroom, subject to any necessary consents.







## FIRST FLOOR

LANDING. BEDROOM 1 double aspect room with slate sills, exposed floor boards, trap to loft space, rustic screen separating EN SUITE CLOAKROOM of WC and wash hand basin on slate and stone base, exposed stone wall, two wall lights, wood effect tiled flooring.

BEDROOM 2 oak flooring, exposed stone wall, trap to loft, fitted wardrobe with concealed storage area beyond, slate window sill, further storage cupboard over staircase, louvered screen separating EN-SUITE CLOAKROOM with macerating WC, wash hand basin on slate surround and cupboard under.

## OUTSIDE

The garden is primarily arranged to the front of the house approached by a pedestrian gate. At the lower level is a cobbled area/terrace, above this are areas of gravel and lawn. This area of garden is wall and hedge enclosed providing a good deal of seclusion/ privacy and a side gate leads around to the gravelled CAR PARKING AREA FOR 2/3 VEHICLES to the rear of the house where immediately adjacent is a former POTATO HOUSE now utilised as a workshop and store, adjacent is a SEPRATE STORE/UTILITY AREA. SPECIAL NOTE; Within the front garden, the vendors intend to build a stone wall separating that to be sold from the retained area although, they tend to use areas around the other side of Perrymans, which are totally private.

## SERVICES

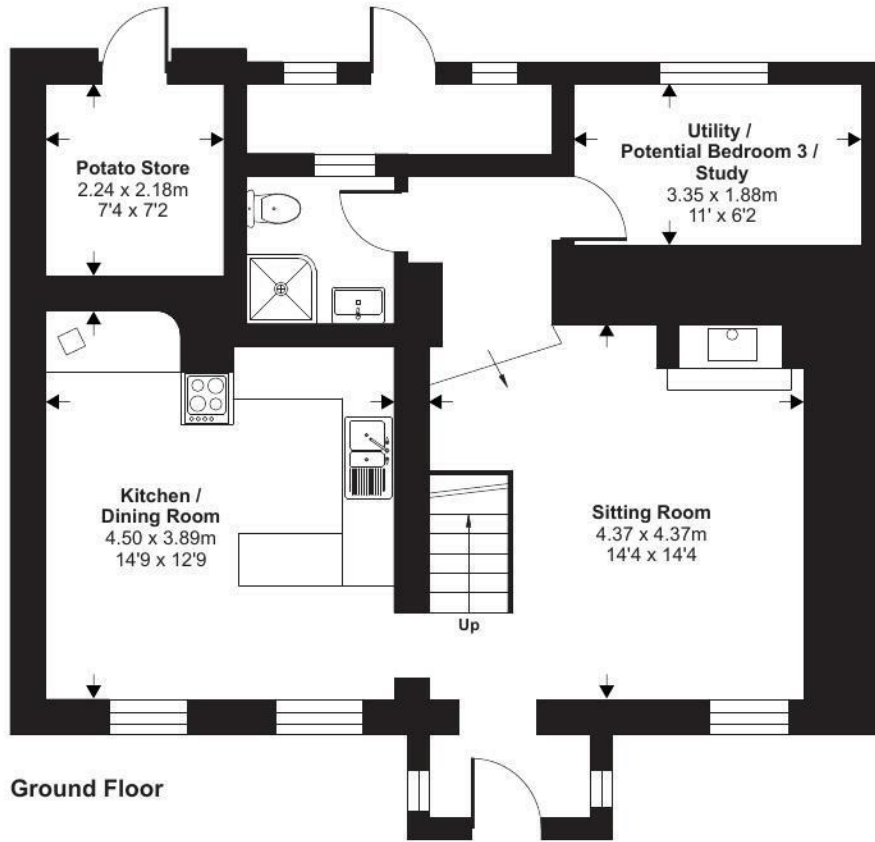
Mains drainage, electricity and water. Modern electric heating throughout. According to Ofcom Superfast broadband is available at the property and mobile signal may be limited. For more information please see the Ofcom website: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

## DIRECTIONS

Entering Georgeham from the Croyde direction, pass the village hall on your left and turn immediately left into Netherhams Hill where the property can be found in a short distance on the right hand side.

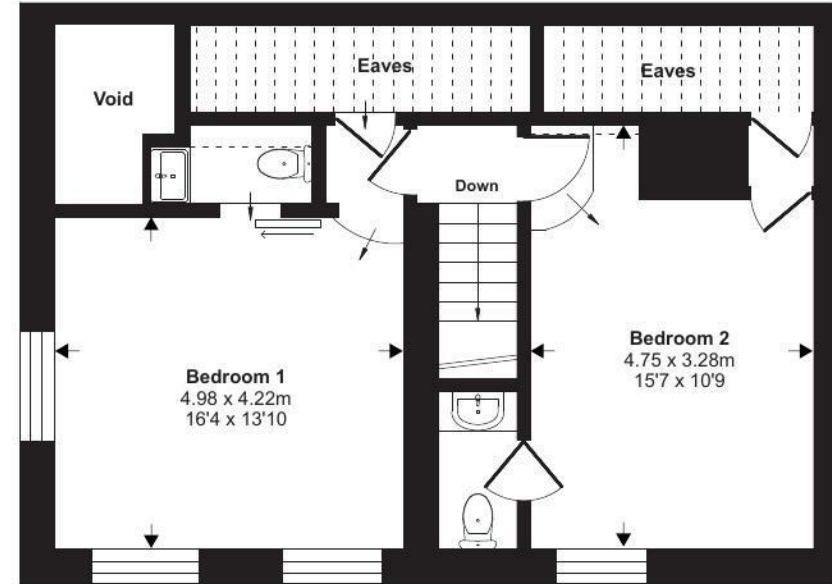
WHAT3WORDS///knowledge.watch.bluffs





Ground Floor

Denotes restricted head height



First Floor

Approximate Area = 1037 sq ft / 96.3 sq m  
 Limited Use Area(s) = 97 sq ft / 9 sq m  
 Outbuildings = 118 sq ft / 10.9 sq m  
 Total = 1252 sq ft / 116.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1146956



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	58
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







