



Varykino, Kings Nympton, EX37 9SS

Price Guide £240,000

A most attractive DETACHED COTTAGE situated in the centre of this popular North Devon Village offering well presented TWO BEDROOM accommodation including a character Sitting Room and well fitted Kitchen with off-road PARKING, WORKSHOP and COTTAGE GARDEN. Offered with No On-Going Chain

SITUATION

The popular North Devon village of Kings Nympton is located in the heart of the rural Devon countryside, just above the Mole Valley. The village itself was awarded a best kept village award by the CPRE and offers a village hall, a parish church, a primary school and a good local pub which was awarded the 'North Devon Branch Pub of the Year in 2016'. The nearby village of Chulmleigh, approximately 5 miles, offers a further range of local shops and facilities including a bakers, dairy, florist, newsagent, and tandoori restaurant, along with both a primary and secondary school/community college, health centre, dental surgery, post office, bank, Church, library, two public houses and a short 18 hole golf course.

The market town of South Molton to the north and Crediton to the south both offer a more comprehensive range of facilities and amenities, while the local railway stations at Kings Nympton & Eggesford, 3 miles, provides a rail link between Exeter and Barnstaple. Road link is via the A377 or the North Devon Link Road, which can be easily accessed at South Molton. There are excellent recreational and sporting facilities in the area with a Community Run Sports Centre in Chulmleigh and further Leisure Centres at South Molton and Barnstaple, near-by tennis courts and clubs, fishing in the rivers Taw and Torridge, further golf courses at Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hour's drive.

DESCRIPTION

A most attractive detached character cottage situated in the popular North Devon village of Kings Nympton, being of traditional stone and cob construction under a tiled roof with rendered and colour washed elevations and uPVC double glazing throughout. Internally the property offers all the character and charm one would expect from a property of this style and period including the original exposed stone fireplace in the Sitting Room housing a 'Woodwarm' wood burner, traditional beamed ceilings in many of the rooms and the original bread oven recess in the Sitting Room. Modern additions include a well fitted Kitchen, electric heating throughout and a positive input ventilation system in the loft which provides clean, filtered air to the house and also maintains a consistent temperature in the house reducing condensation. Outside and on the opposite side of the road from the cottage there is off-road parking for two cars whilst at the side and rear of the parking area, there are pretty cottage gardens and a secluded paved Patio Area. At the end of the parking area there are two block built Storage Sheds/Workshops creating a really useful addition to the property.

ENTRANCE

From the quiet village lane double wooden gates lead into a small Storm Porch with plant shelves and glazing on either side giving access to the painted wood stable style Front Door with inset glass light opening into the

SITTING ROOM

A good sized character Sitting Room with multi pane window to the front and obscure glazed window to the rear. On one side is the original exposed stone and brick fireplace with stone hearth and inset beam over housing a 'Woodworm' multi fuel stove for room heating and providing domestic hot water when lit. To one side of the fireplace there is what would have originally been the bread oven recess provides useful storage with inset down lighter and T.V. point to one side. The Sitting Room also benefits from a heavy beamed ceiling, five wall lights, electric panel heater and coat hanging hooks. To one side a strip pine board door opens into the

KITCHEN

Being well fitted with a range of cream fronted units to three sides under a roll top work surface with tiled splash backs, including and incorporating a 1 1/2 bowl single drainer sink unit with mixer tap and space and plumbing for a washing machine below. On side is a built in 'Hotpoint' single oven and grill with inset 'Moffat' ceramic hob and stainless steel extractor hood over whilst in one corner a cupboard houses the electric meters and fuse boxes. The Kitchen also benefits from a range a matching wall units, space and point for an under counter fridge, inset ceiling down lighting and a quarry tiled floor. At the rear are stairs with useful under stairs storage cupboard below lead to the

FIRST FLOOR LANDING

With window to the rear with useful storage recess below, central ceiling, smoke alarm and strip pine board doors to Bedrooms and Bathroom. In one corner is the Airing Cupboard housing the lagged hot water cylinder with electric immersion heater and slatted shelving to one side.

BEDROOM 1

A double bedroom with window to the front, central ceiling light, radiator and panel heater.

BEDROOM 2

A good sized single bedroom with window to the front, hatch to roof space, radiator and central ceiling light.

BATHROOM

With partially tiled walls and matching white suite comprising a panel bath with 'Mira Zest' electric shower over, built in wash hand basin set below a window the front with recessed tiled sill, and a low level WC set below a mirror fronted medicine

cabinet. The Bathroom is finished with a heated towel rail, central ceiling light and extractor fan.

OUTSIDE

On the other side of the road from the cottage there is off road parking for at least one car giving access to a concrete plinth which was formerly a garage. On one side of the parking area steps lead up to a lawned area with mature hedging on all sides, whilst at the rear of the parking area further steps lead up to a further raised area of garden which has been planted with a variety of perennials and mature shrubs. At the rear of the garage there is a secluded paved Patio Area creating a lovely Summer seating area and an ideal site for flowers pots and planters. At one end of the garden access can be gained to a block built Outbuilding/Workshop set under a tiled roof with rendered colour washed elevations creating a really useful addition.

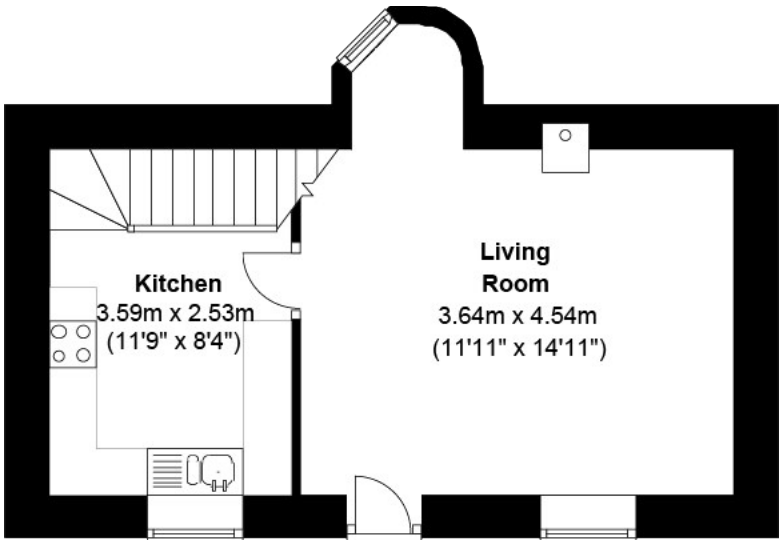
SERVICES

Mains electricity, mains water and mains drainage. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 3 Mbps Ultrafast Broadband (provided by BT) is 1800 Mbps. Mobile Phone coverage by EE, 02 and Vodaphone.

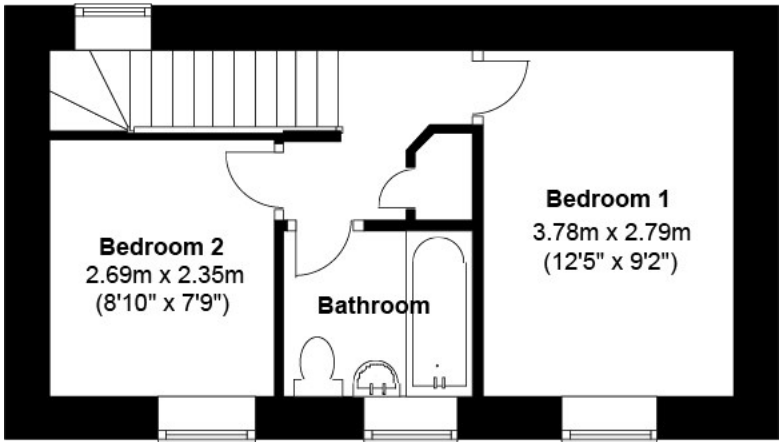
VIEWING

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

Floor Plan



Ground Floor

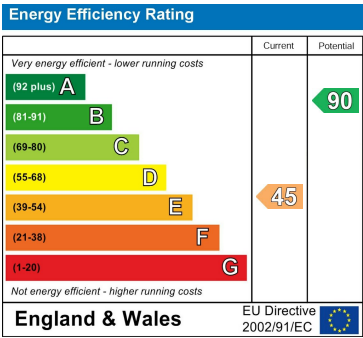


First Floor

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.