Corner House

Corner House, Rose Ash, South Molton, Devon, EX36 4RA

South Molton 6 miles Tiverton 13 miles Barnstaple 17 miles

A delightful detached and unlisted period cottage and gardens set in a peaceful rural village

- Delightful detached character cottage (not listed)
- Kitchen/dining room
- Sitting room
- Utility/boot room
- Bathroom
- 3 Bedrooms
- Enclosed garden
- No onward chain
- Freehold
- Council Tax Band D

Guide Price £249,500

Situation

Corner House is set on the edge of the small rural village of Rose Ash which has an active community with a Church and regular social events in the village hall. The nearest amenities are available in the next village of Bishops Nympton (3 miles) which has a village hall, shop/post office and primary school. The local market town of South Molton is only six miles and offers an excellent range of everyday services including good shopping and social facilities, schooling to secondary level and weekly stock and award winning pannier markets.
The A361 (North Devon Link Road) provides excellent access to the regional centre of Barnstaple to the west and to Tiverton and the M5 motorway (Junction 27) to the east where there is a main line railway station at Tiverton Parkway on the London Paddington line.
Both Exmoor and Dartmoor National Parks, as well as the renowned north Devon coastline are within easy reach by car.

Description

Primarily of rendered stone and cob construction under a thatched roof, Corner House is a delightful detached period cottage and although its exudes much character it is not a listed building. The cottage has been significantly improved by the current owners but does offer some further scope for improvement.

Accommodation

A part glazed stable style door leads into an ENTRANCE LOBBY with glazed double doors through to the KITCHEN/DINING ROOM which is fitted with a modern range of units with dual bowl sink, integrated dishwasher and fridge and former fireplace now fitted with a range cooker. The SITTING ROOM has dado panelled walls, two window seats and an ornamental fireplace (gas fire included) with shelving either side. Off the kitchen is a side HALL with brick paved floor, understairs cupboard, stairs to the first floor and door through to the UTIILTY/BOOT ROOM with space and plumbing for washing machine and two glazed doors to the outside. Also off the side hall is the BATHROOM with a panelled corner bath, pedestal wash basin, WC and tiled shower cubicle with mixer shower.

Turning stairs lead to the first floor LANDING with a recess with hot water cylinder. There are THREE DOUBLE BEDROOMS, all with semi-vaulted ceilings and with one of the bedrooms providing access through to another.

Ouside

To the front of the cottage there is a pretty enclosed garden which is mainly laid to lawn and with planted flower beds. To the western end of the cottage is a area to park one appropriately sized vehicle. Unrestricted parking is available on the road.

Services

Mains electricity and water, private drainage system (septic tank and soakaway). Night storage heating.
Mobile - Coverage available from all major providers (Ofcom).
Broadband - Standard available (Ofcom).

Viewing

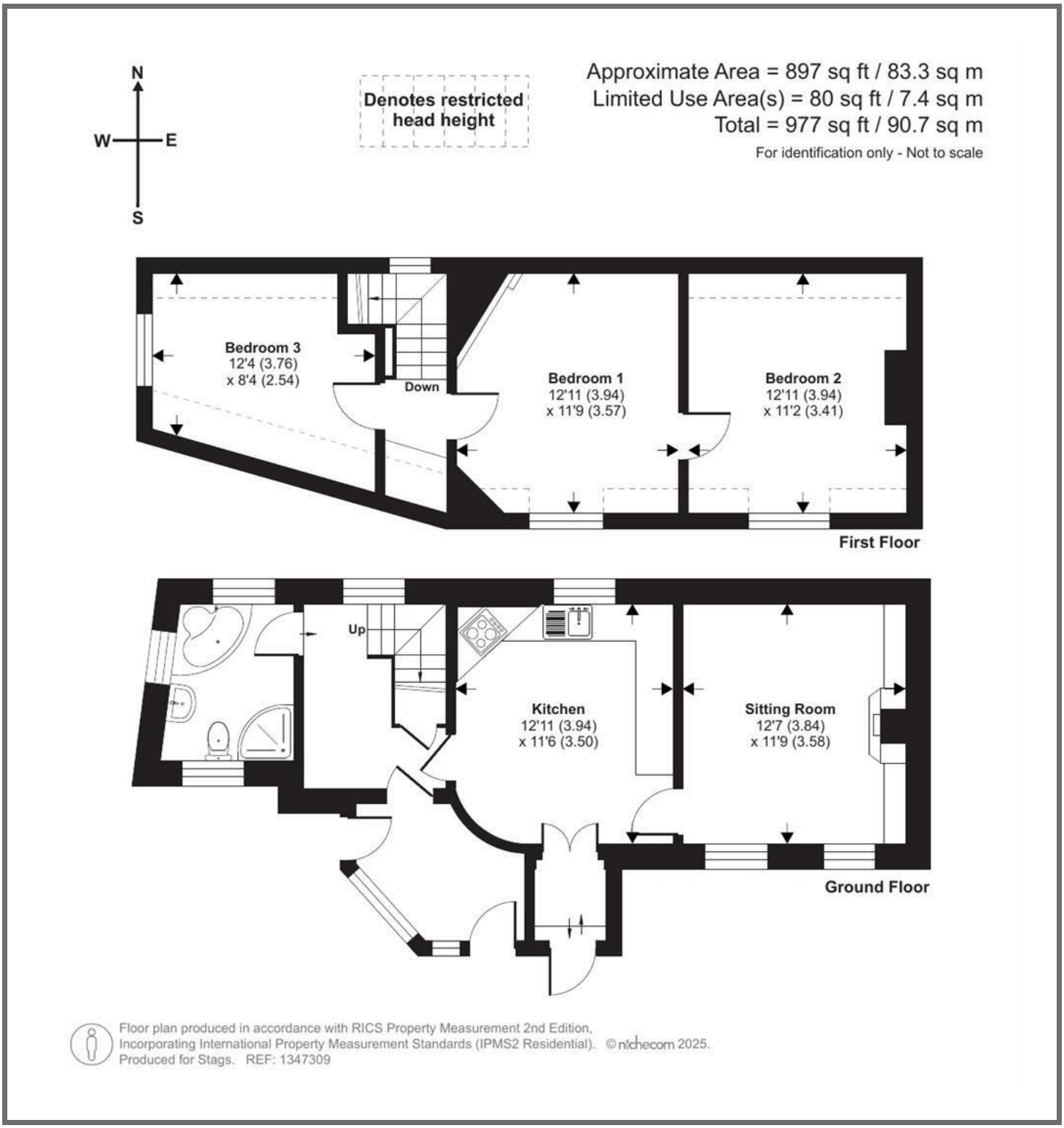
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

From South Molton take the B3227 out of the town and on entering Bish Mill take the right turning signposted to Bishops Nympton and Rackenford. Continue on this road and take the first right turn after Ash Mill (signed West Ford). Continue for about three quarters of a mile up the hill into Rose Ash and the property will be clearly seen on the right.

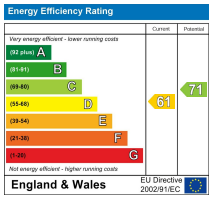
Alternatively from Tiverton take the A361 signposted to Barnstaple and after about eight miles at Moortown Cross turn left signposted to Rose Ash. Continue on this road for about two miles and at Five Cross Way continue straight on to Rose Ash. Continue into the village and the property will be clearly seen on the right.

What3words Ref: overdrive.staples.bonnet



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.

STAGS



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