



Woodbine Cottage



# Woodbine Cottage

Bishops Nympton, South Molton, EX36 3QW

Bishops Nympton 1 mile South Molton 3 miles Tiverton 15 miles

A character cottage set in a large plot of mature gardens.

- Delightful Character Cottage
- Approaching half an acre plot of mature gardens
- Living/Dining Room
- Sitting Room/Snug
- Kitchen and Utility/Boot Room
- Bathroom
- Three Bedrooms
- Useful Outbuilding/Workshop
- Freehold
- Council Tax Band D

Guide Price £395,000

## Situation and amenities

Woodbine Cottage is set in an accessible location only one mile from the village of Bishops Nympton which has a good village shop/Post Office, village hall and primary school. The popular market town of South Molton is approximately 3 miles to the west and provides a good range of range of amenities, including an award winning pannier market, independent shops, cafes and restaurants, Sainsbury's supermarket, health centre and cottage hospital. The larger town of Barnstaple is approximately 14 miles, with a wide range of high street shops, retail parks and large supermarkets. The A361 is only a short distance away and provides trunk road access to Tiverton to the east and further on to the M5 and Tiverton Parkway train station (London Paddington 2 hours).

## Description

Primarily of rendered stone/cob construction under an artificial slate roof, Woodbine Cottage is an appealing period cottage (not listed) which does offer scope for modernisation. The cottage is set in a large plot of mature gardens and grounds of closely approaching half an acre with a useful outbuilding/workshop and plenty of parking for multiple vehicles.



### Accommodation

An OPEN PORCH with seating has a front door leading into the double aspect LIVING/DINING ROOM with exposed wall and ceiling timbers and a large stone fireplace with bread oven and wood burning stove, glazed double doors to the gardens and door and stairs to the first floor. To the lower side is a double aspect SITTING ROOM/SNUG with fireplace and bread oven. The KITCHEN/BREAKFAST ROOM has a tiled floor, window seat and is fitted with a modern range of units with worktops over, matching wall units, stainless steel sink, space for electric cooker with hood above and under-stairs cupboard. Off this room is a UTILITY/BOOT ROOM with plumbing for washing machine, door to outside and door into a CLOAKROOM with WC. Off the living/dining room is a BATHROOM fitted with a panelled bath, bidet, WC and pedestal wash basin.

On the FIRST FLOOR the LANDING leads to THREE DOUBLE BEDROOMS with bedroom 1 having fitted bedroom furniture and bedroom 2 a window seat and airing cupboard.

### Outside

The property is approached off a country lane that passes by the front of the cottage. To the higher side, vehicular access leads to a large parking area for multiple vehicles and to a useful and adaptable OUTBUILDING/WORKSHOP.

The large mature gardens and grounds lie to the rear and lower side of the cottage and are mainly laid to grass/lawn with mature shrub borders and bounded by mature trees. Aluminium framed GREENHOUSE.

In total the property extends to 0.47 ACRES.

### Services and further information

Mains electricity and water, private drainage system (believed to be septic tank and soakaway - compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.). Multi-fuel stove with back boiler providing hot water and central heating via radiators.

Mobile - Coverage available from all major providers (Ofcom).

Broadband - Standard broadband is available (Ofcom).

### Viewing

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

### Directions

From South Molton proceed eastwards out of town on the B3227 and continue for about two miles. At Bishmill Gate roundabout take the 3rd exit towards Tiverton and continue for about a mile and turn right signposted to Newtown and 'Services'. Follow this road around to the left, passing the entrance to the service station, and take the next right turn. The property will be found soon after on the right.

What3words Ref: hammocks.pines.served



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	66
(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 = 1821 sq ft / 169.1 sq m  
 Limited Use Area(s) = 36 sq ft / 3.3 sq m  
 Total = 1857 sq ft / 172.4 sq m

For identification only - Not to scale

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Stags. REF: 1319440