

Birch Park

Birch Park, Burrington, Umberleigh, Devon, EX37 9JW







Burrington 0.5 miles Chulmleigh 3 miles South Molton 11 miles

A semi-detached cottage requiring modernisation with far-reaching rural views, generous gardens, and a courtyard of useful outbuildings offering excellent potential (stp).

- Charming three-bedroom semi-detached rural home
- Generous sitting room with stone fireplace and wood-burning stove
- Kitchen with Rayburn
- Two spacious double bedrooms and a further single bedroom
- Far-reaching rural views
- Generous gardens with greenhouse
- Courtyard of useful outbuildings including a garage
- Excellent scope for modernisation and further enhancement
- Council Tax Band B
- Freehold

Guide Price £225,000

Situation
Birch Park is is a pleasant and elevated position about half a mile from the village of Burrington and enjoys a superb and far-reaching outlook over rolling hills and the Taw Valley to Dartmoor in the distance. Burrington has a village shop and church, there is also a very active village hall and all weather sports facilities.
The thriving small town of Chulmleigh is about 3 miles away and offers a good range of local shops and amenities including medical centre, dentist, library and primary and secondary schooling. The market town of South Molton is about 11 miles and offers a more comprehensive range of facilities. The North Devon regional centre of Barnstaple is about 13 miles. Exeter lies about 25 miles to the south east.
There are nearby railway stations on the Barnstaple to Exeter (Tarka) line at Eggesford and Kings Nympton. The M5 motorway is within easy travelling distance at Junction 27, where there is also a mainline station at Tiverton Parkway.

Description
Birch Park is a charming three-bedroom semi-detached country home, occupying a generous plot in an attractive rural setting on the outskirts of Burrington. The property offers well-proportioned accommodation, including a sitting room with an attractive stone fireplace and wood-burning stove, together with a kitchen incorporating a solid-fuel Rayburn. On the first floor are two good-sized double bedrooms and a further single bedroom, all enjoying far-reaching views across the surrounding countryside. Outside, the property benefits from an enclosed garden and orchard, together with a courtyard providing parking and access to a useful range of traditional stone and brick outbuildings, offering excellent storage and potential for alternative uses, subject to the necessary consents. Whilst requiring a degree of modernisation and improvement, Birch Park represents an appealing opportunity to acquire a rural home with considerable scope and potential.

Accommodation
The front door and enclosed porch leads into an entrance hall with stairs rising to the first floor. The sitting room has a stone fireplace with a wood-burning stove and timber mantel, together with a useful walk-in understairs storage cupboard. The kitchen is fitted with a range of older units and incorporates a solid-fuel Rayburn providing cooking and domestic hot water. A rear hall provides access to a shelved pantry and the bathroom, fitted with a panelled bath, pedestal wash basin and WC. A further door from the kitchen leads into an enclosed UPVC side porch/boot room, with an opening into the adjoining ground-floor storage area of the barn.

On the first floor, a galleried landing gives access to two generous double bedrooms and a further single bedroom, all enjoying far-reaching views across the surrounding countryside.

Outside
To the front is a lawned garden, mainly enclosed by an attractive stone wall. To the side is a gated, concrete driveway and courtyard providing parking. Around the courtyard is a useful range of traditional stone/cob and brick outbuildings, offering excellent garaging, storage and workshop space with potential for alternative uses, subject to the necessary consents. Beyond the courtyard, the gardens extend to include areas of lawn and a greenhouse.

Services and further information
Mains water and electricity, private drainage system (septic tank and soakaway, compliance with general binding rules is unknown, purchasers to make their own enquiries).
Mobile - Good outdoor service from all major providers (Ofcom).
Broadband - Superfast broadband is available (Ofcom).
Construction - Stone/cob under a slate roof
Right of way - It is understood that the adjoining property has a vehicular right along the drive to access the rear.

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

Directions
From the A377 at Colleton Mills (about 1.25 miles north west of Chulmleigh) take the turning to the west signposted to Burrington. Stay on this road into the valley, continue up the hill towards Burrington and the property will be found on the right.

What3words Ref. essay.unfit.baffle



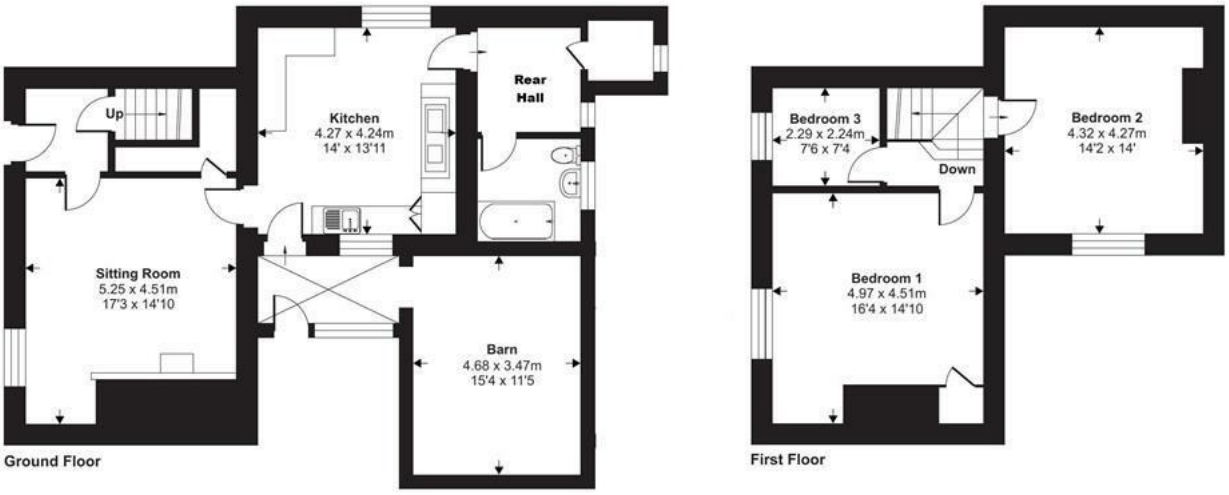


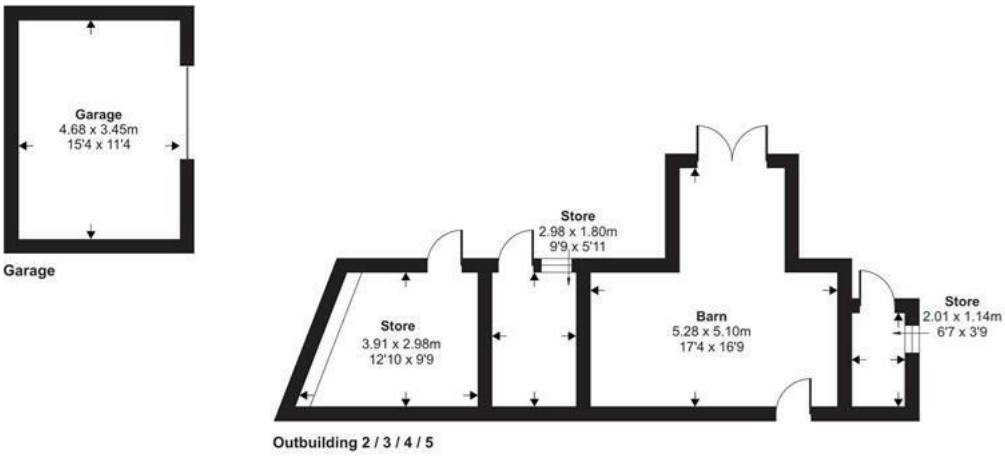






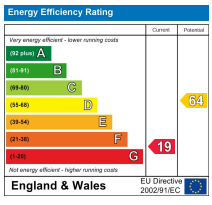
Approximate Area = 1553 sq ft / 144.2 sq m
Garage = 174 sq ft / 16.1 sq m
Outbuildings = 484 sq ft / 44.9 sq m
Total = 2211 sq ft / 205.2 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1548977

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.



29 The Square, South Molton, EX36 3AQ
01769 572263
south-molton@stags.co.uk
stags.co.uk