



Church Gate Burrington, Umberleigh, EX37 9JG

Price Guide £375,000

A Grade II Listed DETACHED CHARACTER COTTAGE situated in the centre of the quiet village of Burrington offering well presented and spacious THREE/FOUR BEDROOM FAMILY ACCOMMODATION including a modern Kitchen, a separate Sitting Room and Dining Room, and a Garden Room, with pretty walled COTTAGE GARDENS.

SITUATION (BURREINGTON)

Burrington is a small village set in the heart of rural Devon offering local facilities including a village shop and a church whilst the nearby town of Chulmleigh offers a wider range of facilities and amenities including a good range of local shops including a shop, bakery, dairy, newsagent, hairdressers etc, along with both a primary school and secondary school/community college, health centre, dental surgery, Post Office, churches, library, two public houses, a community run Sports Centre 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 the local railway station at Eggesford, 2 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. Barnstaple, North Devon's regional centre, and the Cathedral and University City of Exeter both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, providing a fast Intercity rail link to London Paddington, are both approximately forty-five minutes drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a range of Leisure Centres at Tiverton, Crediton and Barnstaple, near-by tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, further near-by golf courses at Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devons scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION

Church Gate is a Grade II Listed character cottage situated in the centre of Burrington adjacent to the Church, being of traditional brick, stone and cob construction under a slate roof with rendered and colour washed elevations and painted wood multi-pane windows throughout. Internally the attractively presented and well laid out accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Sitting Room, a Dining Room, a Garden Room/Utility, and a Kitchen, whilst on the first floor there are three/four Bedrooms and a Bathroom. Church Gate benefits from all the character and charm one would expect from a property of this style and period including traditional beamed ceilings throughout, exposed stone fireplaces in the Kitchen and Sitting Room, and some original doors, whilst modern additions include a modern shaker style fitted Kitchen, oil fired central heating and a multi-fuel burner in the Sitting

Room. Outside and to the rear of the property there is an attractive part walled cottage garden which includes a paved Summer Seating Area, a lawned garden and some useful storage sheds.

ENTRANCE

From the village square in front of the cottage, a half glazed Front Door, opens into a Storm Porch with coat hanging space to one side and further fully glazed door opening into the

ENTRANCE HALL

with doors to the Kitchen and Sitting Room and stairs leading straight to the First Floor Landing, tiled floor.

KITCHEN/BREAKFAST ROOM

A good sized well fitted Kitchen benefitting from a range of cream shaker style units to two sides under a granite work surface with tiled splash backs including and incorporating a double bowl Belfast sink with mixer tap and integrated dishwasher below, all set under a multi-pane window to the front overlooking the village square. In one corner there is an original exposed stone fireplace housing a space and point for a range cooker with extractor fan over, slate hearth and inset heavy wooden beam. At one end of the room there is a matching peninsular breakfast bar incorporating a wine rack and seating area with mirrored recessed niche to one side. The Kitchen is finished with a larder cupboard, a range of matching wall cupboards including a plate rack, inset ceiling down lighters, traditional beamed ceiling, electric underfloor heating and a vertical radiator. At one end a door opens into the

GARDEN/UTILITY ROOM

Another good sized room fitted with a Belfast sink in one corner with cupboard below and space and plumbing for a washing machine and tumble dryer on either side, all set below windows to the rear overlooking the garden. The Garden/Utility Room also benefits from a painted pine tongue and groove ceiling, inset ceiling down lighting, a radiator, a useful understairs storage cupboard and a fully glazed Back Door leading outside to the Rear Garden. At one end a door opening into the Dining Room, whilst at the other end a further door opens into the

CLOAKROOM

fitted with a low level WC and a built-in vanity unit with mixer tap and cupboard to one side. The Cloakroom also benefits from an obscure glazed window to the side, electric meters and fuse boxes, and further storage cupboard.

DINING ROOM

with window to the side overlooking the churchyard, traditional beamed ceiling, radiator, and tiled fireplace at one end housing a solid fuel Rayburn

(currently not in use). At one end a door and step up opens into the

LIVING ROOM

A lovely character room with window to the front and original stone fireplace to one side housing a cast iron multi-fuel stove with tiled hearth, and bread oven to one side and inset heavy beam over. The Sitting Room also benefits from a traditional heavy beamed ceiling, a stained wooden board floor, inset ceiling lights, and a radiator. In one corner a door returns to the Entrance Hall.

STAIRS AND LANDING

From the Entrance Hall, stairs with hand rails on either side lead straight to the First Floor Landing with doors off to all principal first floor rooms, hatch to roof space and radiator.

BEDROOM 1

A large double bedroom with window to the front overlooking the square and radiator.

BEDROOM 2

Another double bedroom with window to the front, radiator and built-in over-stair cupboard.

BEDROOM 3

A dual aspect double bedroom with window to the side and rear under a painted tongue and groove ceiling, painted floor boards, built-in cupboards and radiator.

STUDY/CHILDS BEDROOM 4

A small single room currently used as studio with wall mounted vanity unit, range of built-in storage cupboards, painted tongue and groove ceiling and window to the rear.

BATHROOM

A good sized Bathroom set under a vaulted ceiling with exposed A frame with partially tiled walls and matching white suite comprising a freestanding slipper bath with stainless steel mixer taps; a fully tiled walk-in shower cubicle fitted with stainless steel mixer shower with glazed shower screen to one side; a built-in vanity unit with stainless steel taps; and a low level WC. The bathroom is finished with a window to the side, heated towel rail, radiator and inset ceiling down lighters.

OUTSIDE

From the front of the property, a wooden gate at the side of Church Gate, give access to the walled gardens which are paved immediately to the side and rear, creating a lovely Summer seating area and an ideal site for flower pots and planters. In one corner is a manageable lawned cottage garden which is interspersed with climbing roses and mature shrubs creating a super feature.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage.

Satellite available via Sky.

Broadband speed is Basic 8 Mbps Superfast 80 Mbps. Mobile Phone coverage by EE, 02 and Vodafone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band D - £2,572.65 p.a. for 2026/26

VIEWING & DIRECTIONS

Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

For sat nav purposes - please use the property address or postcode.

What3words - ///emperor.face.weeps

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(2) Our details are produced in good faith & all property information provided as accurately as possible with the vendors' approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We encourage buyers to contact us with any queries about the property either prior to or after viewing.

(3) All measurements, photos, and distances mentioned are approximate.

(4) Any mention of appliances and/or services does not guarantee they are in full and efficient working order.

(5) We are not legal professionals, we can usually provide a copy of the property title register and plan but we do not see property title deeds or other legal paperwork. Buyers should always seek advice from a qualified conveyancer about any legal issues and ownership responsibilities.

Floor Plan

