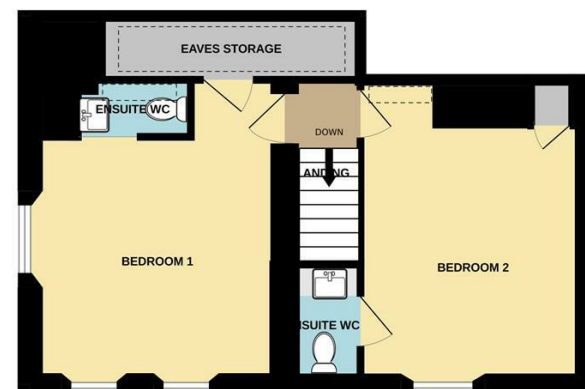


GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.

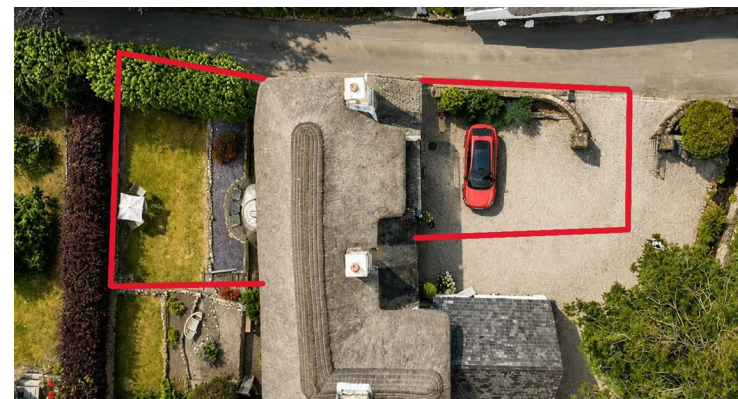


1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1105 sq.ft. (102.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Delightful Character Cottage With Potential

The Mounting Block Netherhams Hill, Georgeham, Braunton, EX33 1JJ

Asking Price

£450,000

- Delightful Grade II Character Home
- No Onward Chain
- Flexible 2/3 Bedroom Accommodation
- 2 Bedrooms with En Suite WC's
- Dedicated Parking for 2 Cars
- Sitting Room With Jotul Wood Burner
- Bright Kitchen/ Breakfast Room
- Shower Room, Study/ Bed 3
- Attractive Garden & Store

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or email braunton@phillipsland.com

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Room list:

Entrance Porch

Sitting Room
4.37 x 4.25 (14'4" x 13'11")

Kitchen/ Breakfast Room
4.08 x 3.90 (13'4" x 12'9")

Rear Lobby

Bedroom 3/ TV Room
3.18 x 1.92 (10'5" x 6'3")

Shower Room
2.07 x 1.65 (6'9" x 5'4")

Small First Floor Landing

Bedroom 1
4.26 x 4.04 (13'11" x 13'3")

En Suite WC

Bedroom 2
4.76 narr 3.98 x 3.32 (15'7" narr 13'0" x 10'10")

Delightful Front Garden

Dedicated Parking To The Rear

Integral Rear Store - Former Potato Store

Rear Store With Potential To Enlarge (Sub PP)

We are delighted to bring to the market 'The Mounting Block'. This wonderful and very well presented semi detached, Grade II listed, thatched character home which is located to the heart of this very sought after and popular village, once the home of Henry Williamson, author of Tarka The Otter. The cottage is thought to date from C17th and is named after the mounting block which is attached to the cottage on the roadside. There is a wealth of character including exposed stone work to the bedrooms, some beams, slate kitchen worktops and quarry tiled floor. There is the benefit of electric heating with efficient ceramic Quartz radiators.

We unhesitatingly reccommend a full viewing in order to really appreciate what the cottage has to offer by way of flexible 3/2 bedroom accommodation, character, parking and the general quality of finish. The owners have invested in the property over the years, to offer what is now a most comfortable home which can be occupied with the minimum of delay and expence.

The rooms flows nicely, with an entrance porch taking you into a delightful and very comfortable sitting room. This has a Jotul log burner set into a former inglenook with exposed stone surround and beam over. The room opens into the kitchen/ breakfast room which is nicely fitted and also has a smaller Jotul wood burner. The rear lobby has access to the ground floor bedroom 3 but this can be also be used as a study, snug or TV room. Opposite this room is a well appointed shower room. To the first floor are 2 beautiful bedrooms with attractive oak floors (French & American oak). Both bedrooms have ensuite cloakroom facilities and some storage and access to the roof void.

The cottage is attached to the larger Perrymans off Nertherhams Hill. There are 2 dedicated parking spots to the rear of The Mounting Block with access via the 5 bar gates. The spaces are opposite the double garage owned by Perrymans and have use of a turning area used by both properties. There is a good size store shed, whilst there is also small room which offers tremendous potential for an entrance porch or to push out for a garden/sun room. (Sub to PP). A connecting door can to made to access the cottage from this space, into the lobby. The garden is to the front of the cottage which is raised and has an attractive stone retaining wall. The cobbled front and curved recess offers a lovely area to enjoy a morning coffee. Ancient steps lead up to the lawned garden which offer a good degree of privacy.

Cottage of this nature and location are always in deman, whether from those looking for a character retirement home to those from out of the area wishing to have an attractive and tastefully presented Devon retreat for thier own sole use, or to tap into the active holiday market.

Services

Mains Water & Electric
Shared Mains Drains 50/50 With
Perrymans

Council Tax band

C

EPC Rating

EXEMPT

Tenure

Freehold

Viewings

Strictly by appointment through
Phillips, Smith & Dunn Braunton
branch on
01271 814114

