



2 Bed House - Terraced

Rockley House Bishops Nympton, South Molton, EX36 4PL

Asking Price

£150,000

• Sought After Devon Village

• Ideal For Those Looking To Stamp Their Ideas On A House

Directions

From our Barnstaple offices, head out of Barnstaple on the A361. Proceed for some time passing the Landkey, West Buckland and South Molton turn-offs, Upon reaching the final roundabout take the third exit signposted Bish Mill, proceed along this road, once you approach the pub Mill Inn, take the tight left turn onto Silcombe Lane, proceed on this road as it brings you into the village of Bishops Nympton.

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Overview

A characterful cottage offered for sale as seen, part way through renovation. Much of the structural work has been done, including work to the staircase and opened up beams, leaving the next owner to finish it to their own taste. It will suit someone comfortable taking on a project.

The front door opens into the sitting room, which is currently unfinished. An exposed stone chimney breast runs up one wall, the ceiling beams have been exposed, and a new timber staircase has been built with plumbing and space for a washing machine beneath. Flooring and decoration still to finish to your taste.

Through from here is the kitchen and dining room, a good sized room with space for a full dining table alongside the kitchen units, which are are serviceable. Exposed beams overhead. Room for freestanding appliances.

Upstairs there are two bedrooms and a shower room off the landing. Bedroom one is a double with space for freestanding furniture. Bedroom two is a smaller double, with a deep window sill and a good view over the rooftops to the countryside beyond.

There is no parking with the property.

Services: Mains water, Drainage and electric

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Barnstaple
branch on
01271 327878



Outside

The village itself has the benefit of a community run shop, village hall, parish church and primary school. The bustling market town of South Molton lies a short distance to the north west, providing an excellent range of everyday services including shops, primary and secondary schools, restaurants and cafés, together with a Sainsbury's supermarket, a health centre, recreational facilities and the community hospital. Everyday banking is available through the Post Office in the town.

The A361 North Devon Link Road is within easy driving distance, providing access to the larger regional centre of Barnstaple. Situated on the River Taw, Barnstaple is the largest town in North Devon. As the social centre there is plenty to do, whether it's meeting friends for dinner and a night out, taking in a show at the Queen's Theatre, or browsing the appealing mix of big brand shops and traditional family businesses along the High Street. As well as the High Street retailers and delightful boutique shops, other amenities include a train station, schools, hospital, cinema, museums, cafés, bars, restaurants, leisure centre and the Tarka Tennis Centre. With a stunning coastline and great countryside nearby, plus an array of local attractions, there's always plenty of things to do and places to visit. Exmoor National Park sits close at hand, offering superb walking and some of the finest riding country in the West Country, while the celebrated beaches at Croyde, Saunton and Putsborough make for an easy day out on the coast. Bishops Nympton is well situated, offering peaceful village life with the benefit of entertainment, restaurant and shopping amenities close by.

Room list:

Sitting Room
4.31 x 2.50 (14'1" x 8'2")

Kitchen
4.20 x 3.51 (13'9" x 11'6")

Bedroom 1
3.75 x 3.60 (12'3" x 11'9")

Bedroom 2
2.96 x 2.34 (9'8" x 7'8")

Shower & WC