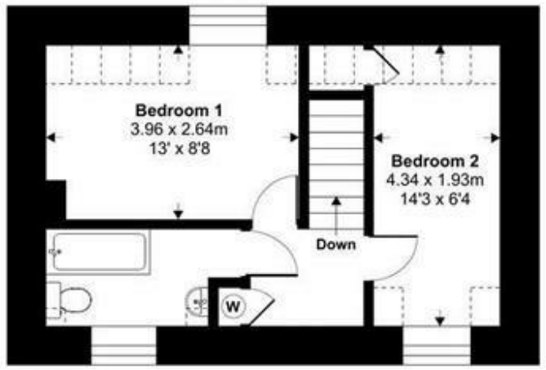
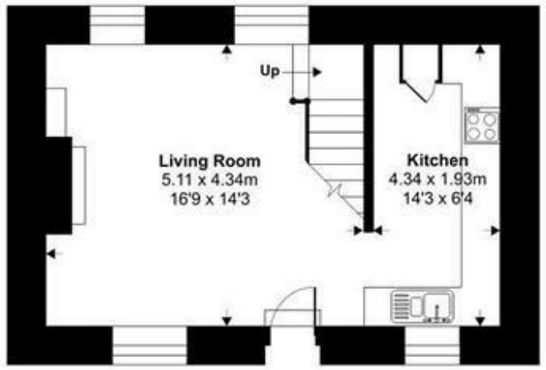


First Floor



Ground Floor

Directions

Heading out of Barnstaple passing through the village of Bishops Tawton towards Umberleigh. Follow the road offering a scenic drive through rolling North Devon countryside for about 5 minutes take the leg turning at Chapelton signposted Atherington follow the road for about a mile you will drive past Chantry Farm on the left take the second entrance and the property will be on your left. We highly recommend using the FREE mobile app what 3 words use ///mammoth.regularly.down will bring you to the entrance of the

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Badger Cottage

Atherington, Umberleigh, Devon EX37 9HN

Offers In Excess Of

£199,000

- Terraced Period Cottage
- Parking
- Two Bedrooms
- Low Maintenance Front Garden
- Countryside Views
- Land Available By Separate Negotiation





Constructed with attractive stone elevations featuring brick detailing around the windows and doors beneath a traditional slate roof, Badger Cottage combines character features with comfortable accommodation throughout. The ground floor opens into a welcoming lounge and dining room centred around an impressive brick and stone fireplace with fitted wood burner, complemented by a display niche and an open archway leading into the kitchen. The kitchen is fitted with light wood-effect units and rolled edge work surfaces, together with a one-and-a-half bowl stainless steel sink unit, plumbing for a washing machine, an AEG electric oven, New World four-ring ceramic hob and space for an upright fridge freezer.

On the first floor, the landing provides access to two charming bedrooms, both featuring attractive vaulted beam ceilings, with the second bedroom also benefiting from a deep built-in storage cupboard. The bathroom is fitted with a panelled bath with electric shower and screen, low-level WC, pedestal wash basin, heated towel rail and wall heater.

Outside, the property enjoys a small front garden together with parking for several vehicles, while access to the rear of the cottage is available for maintenance purposes only.

New electricity and water connections are provided, with the cottage participating in a private communal sewage system. Heating is provided via night storage heaters and electric wall heaters.

Services
Electric heating. Private drainage.

Council Tax band
B

EPC Rating
D

Tenure
Freehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797





Situation
Badger Cottage enjoys an elevated position at Chantry Farm overlooking the beautiful Taw Valley in North Devon, with far-reaching countryside views stretching towards Exmoor National Park.

Situated just north of the village of Atherington, the property benefits from a peaceful rural setting while remaining conveniently close to local amenities. Nearby High Bickington offers a primary school, two traditional village pubs and Libbaton Golf Course, while a supermarket and petrol station can be found along the A377 Exeter Road.

The regional centre of Barnstaple lies approximately seven miles to the north, and Umberleigh railway station, around 2.5 miles away, provides regular services to Barnstaple and Exeter. The North Devon Link Road (A361) offers excellent connections to the M5 motorway and beyond, while Tiverton Parkway provides fast rail links to London Paddington in around two hours.

The area is renowned for its access to Exmoor and the spectacular North Devon coastline, including the popular beaches of Instow, Westward Ho!, Saunton, Croyde and Woolacombe, all within easy reach. Excellent state and private schooling is also available locally, including West Buckland School.

