STAGS



2 The Row

2 The Row, George Nympton, South Molton, Devon, EX36 4JE







South Molton 2 miles Barnstaple 13 miles

An utterly charming Grade II listed terraced cottage in a traditional village close to South Molton

- Charming Grade II Listed period cottage
- Sought-after village close to South Molton
- Living / Dining Room
- Kitchen
- One Double Bedroom
- Bathroom
- Delightful courtyard garden
- Useful Workshop/utility
- Council Tax Band B
- Freehold

Guide Price £190,000

Situation
2 The Row is in the charming village of George Nympton, which has a pub, The Castle Inn, Church and village hall which holds regular events. The village lies only two miles from the popular and thriving market town of South Molton which has a comprehensive range of shops, commercial venues and amenities including schooling to secondary level. The A361 (North Devon Link Road) bypasses the town and provides good access to Barnstaple to the North West and Tiverton and the M5 (J27) and Tiverton Parkway train station (London Paddington around 2 hours). Both the Exmoor National Park and the renowned North Devon Coastline are within easy reach by car.

Description
2 The Row is a nicely presented and very charming mid-terraced, Grade II listed cottage. Of rendered stone elevations under a slate roof, it forms part of a row similar listed cottages. The cottage has been sympathetically restored and retains many period features, including sash windows, exposed timber beams and stripped pine doors and floorboards to the first floor.

Accommodation
A part-glazed front door leads into a entrance LOBBY with coat hanging space and door continuing into the LIVING/DINING ROOM. This appealing room has a partial slate floor and an inglenook fireplace with slate hearth and beam over, timber mantel, bread oven door and wood burning stove. Door to stairwell and door to the KITCHEN which has a tiled floor, stainless steel sink unit, space for electric cooker and fridge, timber shelf and further fitted shelving. Door to outside.

Returning to the living room, a door and stairs lead to the FIRST FLOOR LANDING with space for hanging coats. The DOUBLE BEDROOM has built-in wardrobe cupboards along one wall, Victorian fireplace and sash window. The BATHROOM has recently been refitted and comprises a panelled bath with shower over, WC, pedestal wash basin, heated towel rail and airing cupboard with new hot water cylinder.

Outside
To the front is a small area of gravelled garden.
From the kitchen a door leads to the an enclosed, south facing courtyard garden which has a climbing grape vine and plenty of space for pots. Accessed from the courtyard and adjoining the kitchen is an extremely useful WORKSHOP/UTILITY with a wood burning stove, sink unit and plumbing for a washing machine. It is considered, although very useful in its current form, that this room could be incorporated into the cottage accommodation, subject to obtaining the necessary planning and listed building consents.

Services and further information
Mains electricity, water and drainage. Solid fuel heating (wood burning stove) with back boiler.
Mobile phone coverage is limited (Ofcom). Standard and Ultrafast broadband are available (Ofcom).
Parking is on street.

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

Directions
Approaching George Nympton from South Molton, drop down the hill into the village and the cottage will soon be seen on the left.

What3words Ref: assures.candles.chess







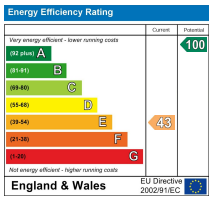




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