



Woodbine Cottage

Woodbine Cottage, Bishops Nympton, South Molton, EX36 3QW



Bishops Nympton 1 mile South Molton 3 miles Tiverton 15 miles

A character cottage set in a large plot of mature gardens.

- Delightful Character Cottage
- Approaching half an acre plot of mature gardens
- Living/Dining Room
- Sitting Room/Snug
- Kitchen and Utility/Boot Room
- Bathroom
- Three Bedrooms
- Useful Outbuilding/Workshop
- Freehold
- Council Tax Band D

Guide Price £395,000



Situation and amenities

Woodbine Cottage is set in an accessible location only one mile from the village of Bishops Nympton which has a good village shop/Post Office, village hall and primary school. The popular market town of South Molton is approximately 3 miles to the west and provides a good range of range of amenities, including an award winning pannier market, independent shops, cafes and restaurants, Sainsbury's supermarket, health centre and cottage hospital. The larger town of Barnstaple is approximately 14 miles, with a wide range of high street shops, retail parks and large supermarkets. The A361 is only a short distance away and provides trunk road access to Tiverton to the east and further on to the M5 and Tiverton Parkway train station (London Paddington 2 hours).

Description

Primarily of rendered stone/cob construction under an artificial slate roof, Woodbine Cottage is an appealing period cottage (not listed) which does offer scope for modernisation. The cottage is set in a large plot of mature gardens and grounds of closely approaching half an acre with a useful outbuilding/workshop and plenty of parking for multiple vehicles.

Accommodation

An OPEN PORCH with seating has a front door leading into the double aspect LIVING/DINING ROOM with exposed wall and ceiling timbers and a large stone fireplace with bread oven and wood burning stove, glazed double doors to the gardens and door and stairs to the first floor. To the lower side is a double aspect SITTING ROOM/SNUG with fireplace and bread oven. The KITCHEN/BREAKFAST ROOM has a tiled floor, window seat and is fitted with a modern range of units with worktops over, matching wall units, stainless steel sink, space for electric cooker with hood above and under-stairs cupboard. Off this room is a UTILITY/BOOT ROOM with plumbing for washing machine, door to outside and door into a CLOAKROOM with WC. Off the living/dining room is a BATHROOM fitted with a panelled bath, bidet, WC and pedestal wash basin.

On the FIRST FLOOR the LANDING leads to THREE DOUBLE BEDROOMS with bedroom 1 having fitted bedroom furniture and bedroom 2 a window seat and airing cupboard.

Outside

The property is approached off a country lane that passes by the front of the cottage. To the higher side, vehicular access leads to a large parking area for multiple vehicles and to a useful and adaptable OUTBUILDING/WORKSHOP. The large mature gardens and grounds lie to the rear and lower side of the cottage and are mainly laid to grass/lawn with mature shrub borders and bounded by mature trees. Aluminium framed GREENHOUSE.

In total the property extends to 0.47 ACRES.

Services and further information

Mains electricity and water, private drainage system (believed to be septic tank and soakaway - compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.). Multi-fuel stove with back boiler providing hot water and central heating via radiators. Mobile - Coverage available from all major providers (Ofcom). Broadband - Standard broadband is available (Ofcom).

Viewing

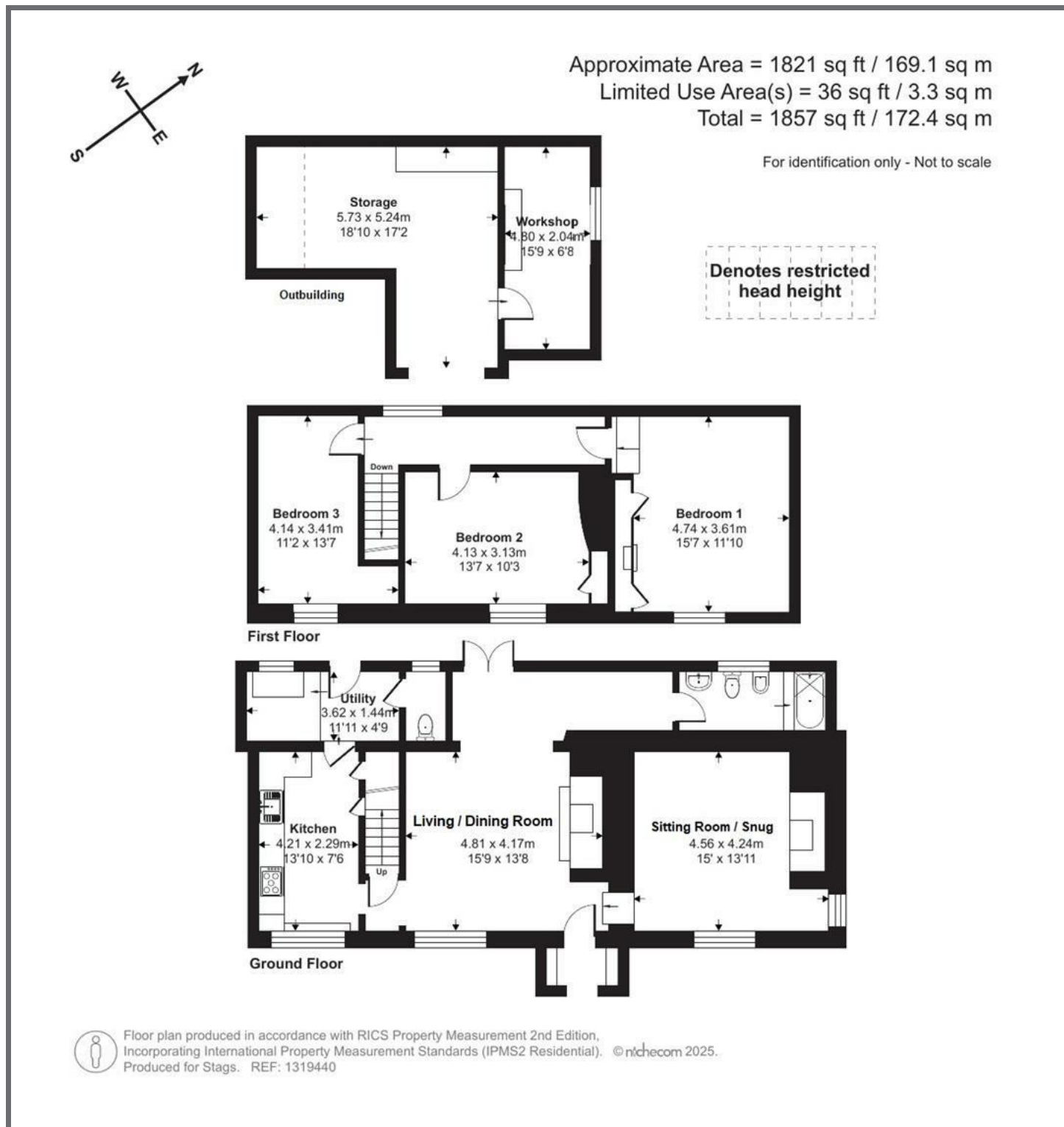
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

From South Molton proceed eastwards out of town on the B3227 and continue for about two miles. At Bishmill Gate roundabout take the 3rd exit towards Tiverton and continue for about a mile and turn right signposted to Newtown and 'Services'. Follow this road around to the left, passing the entrance to the service station, and take the next right turn. The property will be found soon after on the right.

What3words Ref: hammocks.pines.served





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	66
(49-54) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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