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Southcott



Umberleigh 1 mile South Molton 7 miles  
Barnstaple 8.5 miles

## A privately situated and beautifully presented period cottage with large gardens and a fine outlook

- Open-plan Kitchen/Dining Room
- Living Room
- Snug/Study
- 3 Bedrooms (Master En-suite)
- Bathroom
- Spacious Landing with potential for 4th Bedroom
- Large Mature Gardens (0.41 Acre)
- Stone Outbuilding/Workshop with Potential (stp)
- Council Tax Band E
- Freehold

Guide Price £650,000

### Situation

Southcott is set in a stunning and private rural location amongst rolling hills on the eastern side of the attractive Taw valley and only about a mile from Umberleigh. The village provides amenities including a primary school with a nursery, a public house (The Rising Sun) and a station on the Barnstaple to Exeter Tarka Line. The popular village of Chittlehampton with its renowned pub, The Bell Inn, is only two miles.

The market town of South Molton is 7 miles to the east and is able to meet most everyday requirements with a health centre, bank, Post Office, good range of shops, a supermarket, garage, restaurant and pubs. A wider range of facilities and commercial venues are available in the regional centre of Barnstaple, about 8.5 miles to the north-west. Both Exmoor National Park to the north east, Dartmoor National Park to the south and the renowned North Devon coastline are all within easy reach by car.

The local area is renowned for its outdoor pursuits including riding, fishing, walking and cycling. About seven miles to the east are the market town of South Molton offering a good range of shopping facilities and the A361 (North Devon Link Road) and the regional centre of Barnstaple is nine miles to the north.

### Description

Believed to date from the mid 15th Century, Southcott is a beautifully presented period property full of charm and character with impressive period features including plank and muttin screens, exposed beams and fireplace. The cottage sits in a large plot of mature gardens and has a wonderful outlook across adjoining farmland. Set below the cottage is a useful stone outbuilding that offers tremendous scope to convert to alternative uses, subject to obtaining the necessary consents.

### Accommodation

An open PORCH with bench seat and front door leads into an ENTRANCE HALL with plank and muttin screen to the left and stairs to first floor, tiled floor and beamed ceiling. To the left is an impressive, open-plan KITCHEN/BREAKFAST/DINING ROOM with tiled floor and beamed ceiling. The kitchen area is fitted with a good range of modern units with polished granite worktops, ceramic 4 plate hob, integrated dishwasher, ceramic sink unit with mixer tap, tall unit with electric oven, Redfyre range cooker and under-stairs cupboard. The dining area has glazed double doors to the outside and an attractive outlook over the garden. The SITTING ROOM has a tiled floor, exposed beams, plank and muttin screening and a fireplace with stone hearth and

wood burning stove. Off this room is a SNUG/STUDY with a glazed door to outside and exposed beams.

On the FIRST FLOOR there is a large landing with exposed roof timbers, airing cupboard and obvious scope to create an additional bedroom if required. BEDROOM ONE is a dual aspect double room with a walk-in wardrobe and an EN-SUITE SHOWER ROOM with a large shower cubicle, heated towel rail, concealed cistern WC and vanity wash hand basin. The FAMILY BATHROOM is fitted with a modern suite comprising panelled bath with shower over and screen, pedestal wash basin and concealed cistern WC. BEDROOM TWO is a double room and BEDROOM THREE is also a double room with exposed roof timber, display shelving and cupboard. All of the bedrooms have a lovely outlook and fine views.

### Outside

The property is approached off the country lane though a five-bar gated entrance to a gravelled parking and turning area with log store, chicken run and timber framed GARAGE (16'8 x 12'7) with power and light. The cottage is centrally set within large, mature gardens which are mainly laid to lawn and interspersed with planted areas and trees. Set below the cottage is a stone/slate OUTBUILDING (overall 25'6" x 16'3") currently used as a handy WORKSHOP and incorporating a UTILITY ROOM with Belfast sink, WC and plumbing for washing machine. It is considered that this building offers tremendous potential for conversion to an annexe or similar, subject to obtaining the necessary consents.

In total the property extends to 0.41 ACRES.

### Services

Mains electricity and water, private drainage system. Oil-fired central heating via radiators.

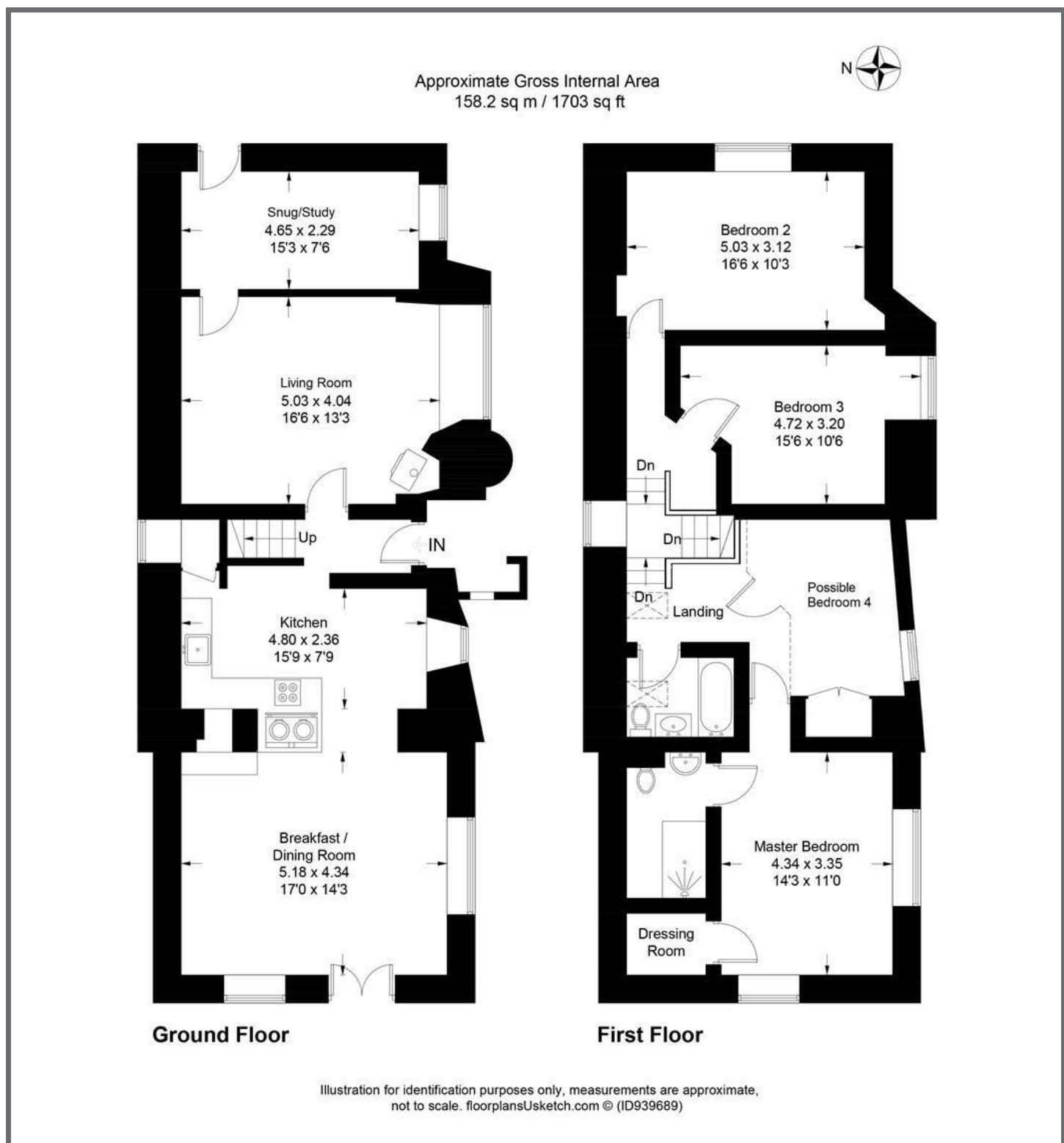
### Viewing

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

### Directions

From Umberleigh, at the eastern end of the bridge take the turning to the south signposted to Warkleigh. Stay on this road, cross over the railway line and after a short distance at Brightley Cross turn left towards Brightley Barton and Eastacott. Stay on this country lane for a further half a mile and the entrance to the property will be found on the right.





These particulars are a guide only and should not be relied upon for any purpose.

29 The Square, South Molton, EX36 3AQ



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(A) plus A		
(B)		
(C) (D)		
(E) (F)		
(G)		
EU Directive 2002/91/EC		
England & Wales		

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