



Higher Wooda



South Molton 5 miles Chulmleigh 4 miles

A spacious bungalow in a wonderful, private setting on the southern outskirts of the village with fine unspoilt views

- Large Living/Dining Room
- Fitted Kitchen with Pantry
- Study and Cloakroom
- 3 Double Bedrooms
- Bathroom
- Large Mature Gardens (0.64 acre)
- Double Garage/Workshop
- Useful Outbuildings
- Council Tax Band D
- Freehold

Guide Price £450,000



Situation

Higher Wooda is set in a superb private location with no immediate neighbours on the southern outskirts of the popular village of Kings Nympton. The bungalow occupies a large plot and enjoys a fine outlook over adjoining farmland.

Kings Nympton has a popular public house, The Grove Inn as well as a primary school, village hall and Churches. The small town of Chulmleigh lies about four miles away and has a good range of shops and further amenities including schooling to secondary level, medical centre, dentist and a short 18 hole golf course. The local market town of South Molton is about five miles to the north and has a more comprehensive range of facilities and amenities including regular pannier and stock markets, Sainsbury's Supermarket and schooling to secondary level. The A361 (North Devon Link Road) bypasses the town and provides a good link to the regional centre of Barnstaple to the north west and Tiverton to the south west with the M5 (J27) and Tiverton Parkway railway station a further 7 miles.

Description

Higher Wooda was built in the early 1960s and occupies a large plot of mature gardens with fine, uninterrupted views across open farmland. The bungalow offers spacious accommodation and benefits from central heating, double glazing and offers scope for some modernisation. There are some handy outbuildings as well as a detached double garage/workshop.

Accommodation

An open PORCH and front door leads into a small HALL with useful store cupboard. The LIVING / DINING ROOM is a large, double aspect room. At one end there is a stone fireplace with timber mantel and display shelving and at the other end is a serving hatch to the kitchen and glazed, double doors to the front garden. A main HALLWAY serves the THREE DOUBLE BEDROOMS, with two bedrooms also having built-in double wardrobes. The BATHROOM is fitted with a panelled bath with shower over, pedestal wash basin, WC and also has an airing cupboard.

The KITCHEN is fitted with a modern range of oak fronted base and wall units with 1½ bowl stainless steel sink unit, 4 ring ceramic hob, eye-level double oven, plumbing for washing machine and dish washer. Matching dresser style unit. Off the kitchen is a side HALL with STUDY off, CLOAKROOM and BOILER ROOM.

Outside

Higher Wooda is approached from the country lane over a timber double gated driveway that sweeps around the bungalow to an ample parking and turning area and to the detached DOUBLE GARAGE/WORKSHOP (19'3" x 15'6") with power and light connected.

The bungalow is set in a large plot of mature gardens, mainly laid to lawn with well-planted shrub borders and interspersed with numerous mature trees. There is a large GREENHOUSE next to the garage.

Set to the rear is a further area of lawn and a range of handy stone and cob BUILDINGS providing useful storage.

In total the property extends to 0.64 ACRES.

Services

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

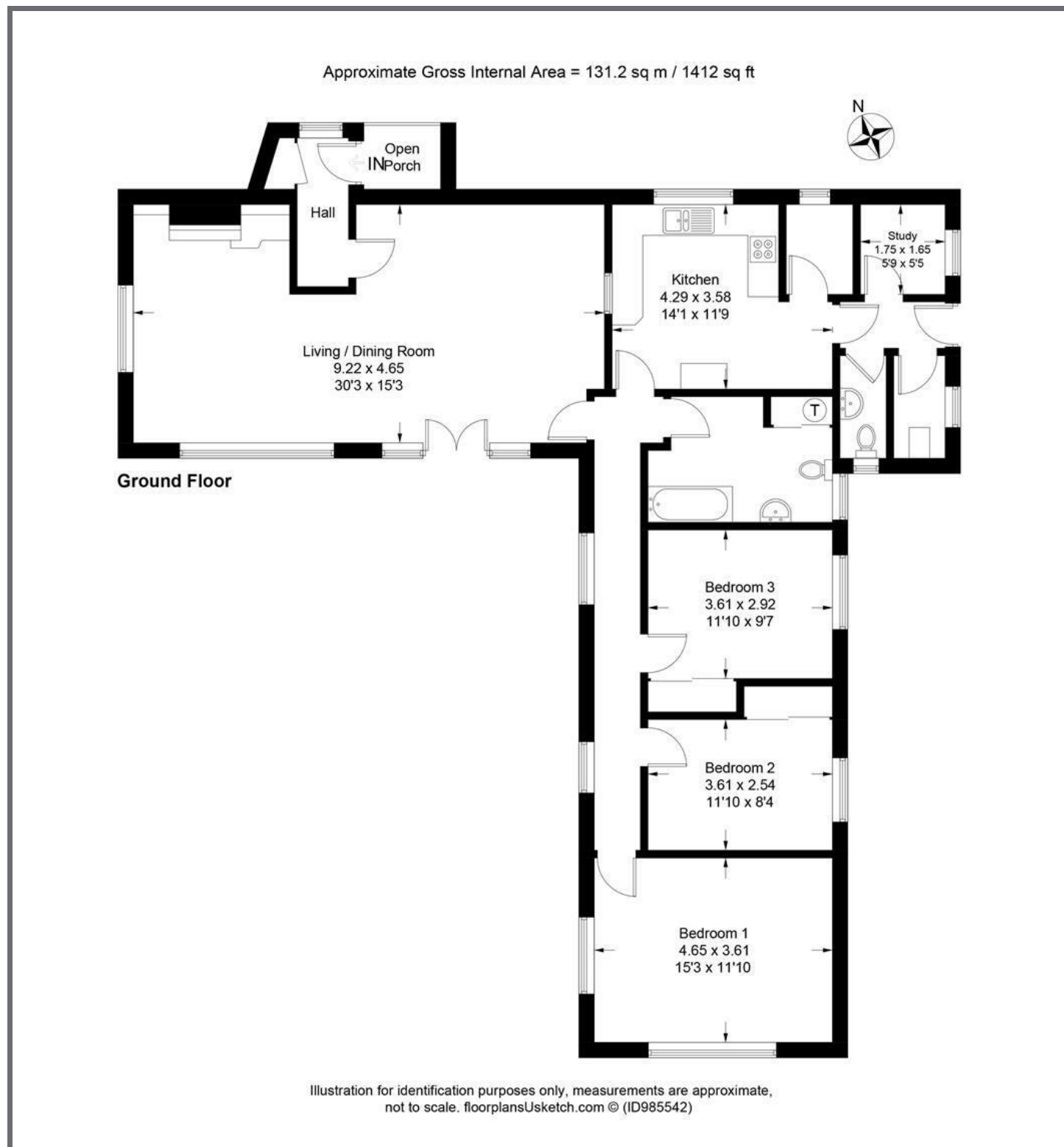
Viewing

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

Directions

From the centre of Kings Nympton, facing away from The Grove Inn public house follow the road down the slight hill and away from the pub. Stay on this road out of the village and the property will be found soon after on the left. What3words Ref: swing.daydream.dame





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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-39) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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