



Former Garage and Garden , Kings Nympton, Umberleigh,  
Devon EX37 9ST

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A timber framed building set on a level plot on the  
outskirts of the village

Chulmleigh 3 miles South Molton 4.5 miles

• BEST AND FINAL OFFERS BY FRIDAY 11TH JULY • Timber Framed  
Building • Level Site • Area of overgrown garden • Edge of Popular  
Village • Freehold

Guide Price £5,000

01769 572263 | [south-molton@stags.co.uk](mailto:south-molton@stags.co.uk)



### Situation

The building is set on the north-eastern edge of the popular village of Kings Nympton which has an excellent public house, The Grove Inn, primary school, two churches and village hall and is set amidst unspoilt rolling countryside. The thriving market town of South Molton is 4.5 miles and offers an excellent range of shops and amenities including schooling to secondary level and weekly pannier and stock markets. The town is bypassed by the A361 North Devon Link Road which provides an excellent link to the North Devon regional centre of Barnstaple to the west and Tiverton and the M5 (Junction 27) to the east. There is a main line railway station at Tiverton Parkway with an intercity service to London Paddington (just over 2 hours) and there is also a train station on the Barnstaple to Exeter 'Tarka Line' about two miles away at Kings Nympton Station.

The small town of Chulmleigh is about four miles to the south and has an excellent community spirit together with a good range of amenities including various shops, a post office, health centre, dentist, pubs and a church, primary and secondary schooling.

### Description

The building is primarily of timber-framed and corrugated iron construction with a concrete block rear wall and is in a state of disrepair. The building measures 17' x 15'6".

To the right of the building is an area of overgrown land/garden.

### Services

There are no services currently connected.

### Method of Sale

BEST AND FINAL OFFERS are invited by the close of business on Friday, 11th July 2025.

Please contact the office for further information.

### Viewing

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

### Directions

From South Molton proceed along South Street and take the left turn signposted to George Nympton. Continue along this road passing through the village of George Nympton and after about 5 miles take an unsigned right hand turn towards Kings Nympton. On the edge of Kings Nympton, the building will be found on the right just as the road bends to the left.

What3words Ref: gurgling.workers.cycles



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