



2 Moor End Cottages



Wembworthy 0.5 miles Winkleigh 2.5 miles
Chulmleigh 5.5 miles

A charming semi-detached character cottage in a rural setting

- Character Cottage
- Peaceful Rural Location
- Living Room
- Kitchen
- 2 Bedrooms
- Bathroom
- Gardens
- No Onward Chain

Guide Price £189,950

Situation

2 Moor End Cottages is set in a peaceful rural location only a short distance from the village of Wembworthy. The village itself is set amidst beautiful unspoilt countryside and offers many opportunities for walking, riding and fishing. Local amenities are found in the larger village of Winkleigh (about 2.5 miles) which has a village stores, post office, butcher, primary school, pre-school, two public houses and veterinary and doctors' surgeries. There are a good range of community activities based around the community centre, village hall and sports ground. The larger town of Chulmleigh is about 6 miles and has a further range of amenities and schooling to secondary level. The larger towns of South Molton, Crediton and Okehampton are within easy reach by car. Transport links are also good with the A377 and Eggesford Station on the Tarka Line (between Exeter and Barnstaple) only 2.5 miles from the property.

Description

Of rendered stone and cob construction, 2 Moor End Cottages is a charming, semi-detached period cottage believed to be originate from the 19th Century. The cottage has features such as exposed beams and a large stone fireplace in the living room.

Accommodation

An enclosed ENTRANCE PORCH leads into the LIVING ROOM with exposed ceiling beams and a large corner fireplace with beam over and wood-burning stove. A door leads through to the KITCHEN which is fitted with a range of base units with worktops over with tiled splashback., Stainless steel sink, plumbing for washing machine and space for fridge and further space for upright fridge-freezer. Integrated oven with hob and hood above. Door to rear and staircase to FIRST FLOOR LANDING

with doors into the TWO BEDROOMS (1 double and 1 single) and a BATHROOM. Bedroom 1 has a built-in storage cupboards and the bathroom is fitted with a panelled bath with shower over, vanity wash basin, WC and linen cupboard.

Outside

To the rear of the cottage is an enclosed and paved courtyard garden. Just 25m along the lane is a further area of enclosed, private landscaped GARDEN with an area of lawn, raised vegetable beds, good-sized greenhouse and timber-framed garden shed. Fine views are enjoyed over adjoining farmland.

Services and further information

Mains water and electricity, private drainage system (septic tank and soakaway, compliance with current regulations is unknown, purchasers to make their own enquiries). Broadband - Standard available (Ofcom). Mobile - EE & 3 - Good outdoors, Vodafone variable outdoors, O2 poor to none (Ofcom).

Viewing

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

Directions

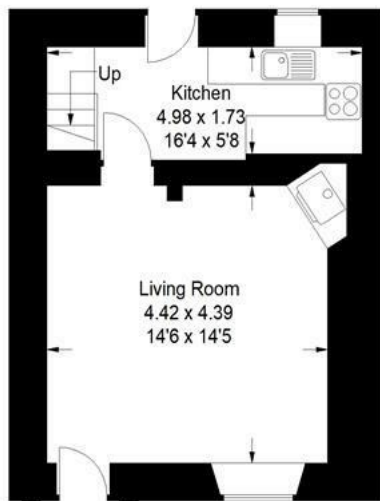
From the A377 at Eggesford Station proceed over the level crossing and the bridge over the river Taw and take the next right turn signposted to Wembworthy. Continue up the hill and at the top keep left. Continue on this road for just over a mile and at The Lymington Arms (Lama Cross) turn left towards Brushford and Coldridge. The cottage will be found at the bottom of the hill on the left.
What3words Ref: sues.deflated.fitter



Approximate Gross Internal Area
67.7 sq m / 729 sq ft



First Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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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		Current	Potential
Very energy efficient - lower running costs			
92-100	A		94
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	51	
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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