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The Cottage



South Molton 4 miles

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## A charming semi-detached period cottage in a peaceful rural village

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- Charming period cottage (not listed)
- Peaceful rural village
- Sitting Room
- Fitted Kitchen
- Two Bedrooms and Bathroom
- Good sized enclosed gardens
- Off-road parking and car port
- No Onward Chain
- Council Tax Band B
- Freehold

Guide Price £250,000

### Situation

The Cottage is situated in Mariansleigh, a small rural village set in rolling Devon countryside about four miles to the south east of the thriving local market town of South Molton. The town offers a good range of amenities including schooling to secondary level and has some fine buildings and particularly bustles when the weekly stock and award winning pannier markets take place.

The A361 (North Devon Link Road) bypasses South Molton and provides convenient access to the regional centre of Barnstaple to the west and to Tiverton and the M5 (Junction 27) to the east where there is a main line railway station at Tiverton Parkway on the Paddington line. Both Exmoor National Park and the impressive North Devon coastline with its steep cliffs and wide sandy beaches are also within easy reach by car.

### Description

Of rendered stone and cob under a slate roof and offered to the market for the first time in 30 years, The Cottage is a charming period cottage (not listed) believed to date from the late 19th Century. Classic features include exposed beams and an inglenook fireplace.

### Accommodation

A part-glazed door leads into the good-sized ENTRANCE LOBBY with plenty of room for coats and boots. A part-glazed door leads into the triple aspect SITTING ROOM with a beamed ceiling and an inglenook fireplace with beam over and mantel, bread oven, tiled hearth and fitted with a wood burning stove. An opening leads through to the KITCHEN which is fitted with a range of modern units with worktops over stainless steel 1½ bowl sink unit with mixer tap, electric cooker with filter hood over, space for fridge and freezer (under counter) and space and plumbing for washing machine.

Returning to the sitting room, stairs rise FIRST FLOOR LANDING with fitted bookshelves. BEDROOM ONE is a double room with window overlooking the garden and built in wardrobe cupboards. BEDROOM TWO is a smaller double room with far-reaching views towards Exmoor. The BATHROOM is fitted with a panelled bath with electric shower over, pedestal wash basin and WC. Airing cupboard.

### Outside

The property is approached off the lane via a double timber five-bar gated entrance. A driveway provides plenty of parking and leads on to an open car port in the corner. The enclosed gardens have an area of lawn with flower beds and there is also a useful stone storage shed/small workshop.

### Services

Mains electricity and water. Shared private drainage (Septic tank and soakaway, compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.). Night storage heating.

Mobile - Coverage likely outside from all major providers (Ofcom).

Broadband - Standard available (Ofcom).

### Viewing

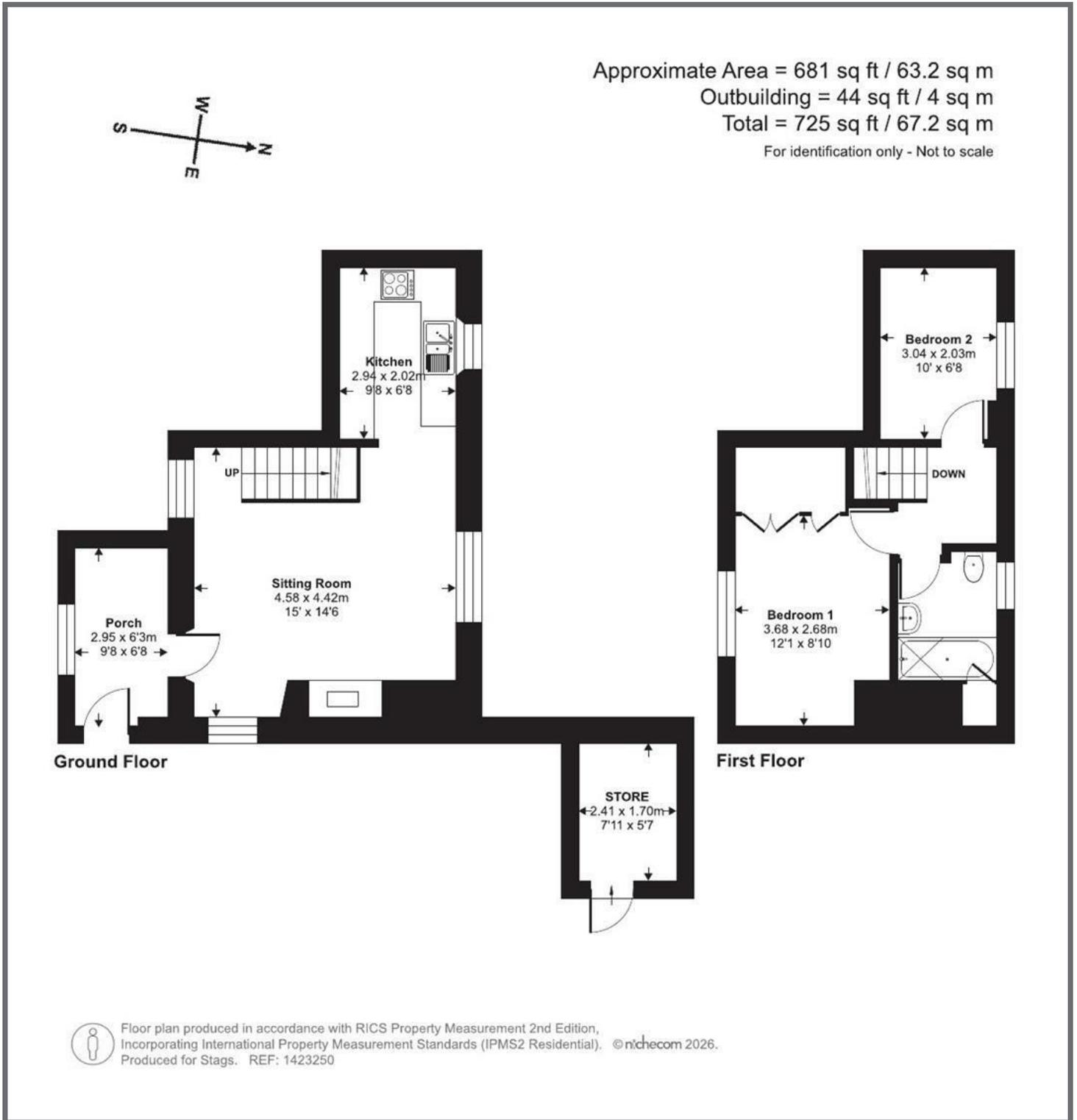
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

### Directions

From South Molton take the B3137 to Witheridge and after about 2.5 miles you reach the village of Alswear. On entering the village take the second first left turn signposted to Mariansleigh and continue on this road for approximately 1.5 miles and on entering Romansleigh take the right turn signposted to Meshaw and Romansleigh, The Cottage will be found shortly after on the left.

What3words Ref: barrel.narrating.formless





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
(92-100) A	(81-91) B		82
(69-80) C	(55-68) D		
(50-68) E	(35-54) F	44	
(1-49) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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