



Wren Cottage



South Molton 12 miles Exeter 25 miles

An attractive and well presented period cottage in a tucked away setting

- Attractive Grade II Listed Cottage
- Fitted Kitchen/Dining Room
- Sitting Room
- Utility / Boot Room
- Shower Room
- 3 Bedrooms
- Bathroom
- Large Garage / Workshop
- Council Tax tbc
- Freehold

Offers In The Region
Of £245,000

Situation

Wren Cottage is located in a tucked away, courtyard setting in the much sought after small town of Chulmleigh. The town is set on the eastern side of the highly attractive Taw valley amongst some of the Devon's most unspoilt countryside. The town offers excellent day to day facilities including post office, shops, churches, good primary and senior schooling and popular 18 hole short hole golf course. The larger market town of South Molton is about 12 miles to the north and offers a further range of amenities. About 21 miles to the east is Tiverton and Junction 27 on the M5 is a further seven miles where there is also a station on the Paddington line at Tiverton Parkway. To the south, the Cathedral City of Exeter, about 25 miles, also offers direct access onto the M5 motorway as well as an airport and main line railway station with intercity rail service to London Paddington. There is also a sprinter branch line service running along the Tarka Line from Exeter to Barnstaple through Eggesford or Kings Nympton station within a short distance of the property.

Description

Wren Cottage is an attractive, Grade II listed cottage believed to date from the mid 18th Century and forms part of a shared courtyard of three other period cottages. The cottage is very well-presented throughout whilst retaining original features. To the other side of the courtyard is a very useful double garage/workshop.

The cottage is currently rented out as a holiday accommodation and provides a useful income for the current owners.

Accommodation

The front door into the small HALL with slate tiled floor. An opening leads into the UTILITY/BOOT ROOM with slate tiled floor, plenty of space for coats and boots, stainless steel sink unit with mixer tap with plumbing for washing machine below and storage cupboard to right hand side. The well-fitted SHOWER ROOM also has a slate tiled floor, corner shower cubicle, WC, wash basin and heated towel rail.

The SITTING ROOM has a slate floor, beamed ceiling, dado panelling and a stone fireplace (not in use). The KITCHEN/DINING ROOM has a beamed ceiling and a slate tiled floor and is fitted with a modern range of kitchen units with timber effect worktop over, matching wall mounted cupboards, stainless steel 1¼ bowl sink unit, integrated oven with 4 plate hob and hood over, plumbing for dish washer and recessed space for upright fridge/freezer.

From the sitting room a door and turning stairs to the first floor LANDING with door to BATHROOM with tiled floor, panelled bath with shower over, WC, vanity wash basin and heated towel rail. BEDROOM THREE is a small double room and BEDROOM TWO is a walk through double room with cupboard with hot water cylinder. BEDROOM ONE is a a double aspect, double room.

Outside

Opposite the cottage on the other side of a good-sized shared courtyard is a DOUBLE GARAGE/WORKSHOP providing a useful and versatile space with power and light connected and up and over door. Adjoining to the right is a further wood pellet BOILER ROOM with storeroom off.

Services

Mains electricity, water and drainage. Wood pellet fired boiler system for domestic hot water and central heating.

Viewing

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

Directions

From the centre of Chulmleigh, proceed into East Street, passing Chulmleigh Bakery on your right. Shortly after the left hand turning to Royal Charter Park there is a small lane on the left. Wren Cottage is tucked away along this lane. For ease of viewings it is advised to park on East Street and walk in.

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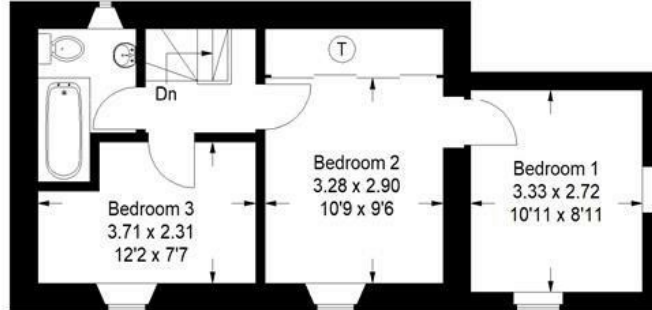


Approximate Gross Internal Area

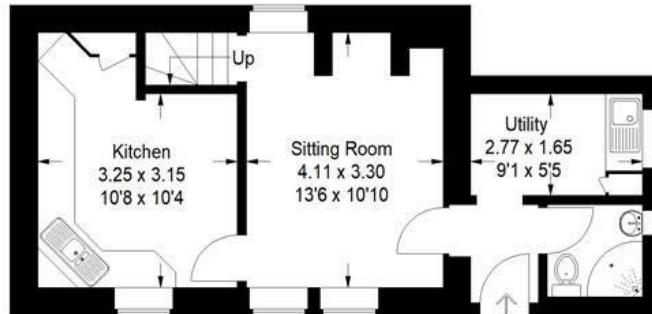
76.2 sq m / 820 sq ft

Garage / Workshop = 33.6 sq m / 362 sq ft

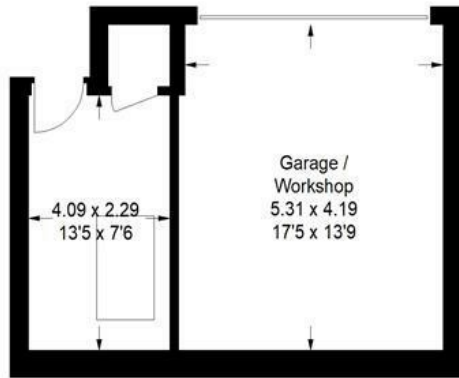
Total = 109.8 sq m / 1182 sq ft



First Floor



Ground Floor



(Not shown in actual location)

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID 744669)

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
(92-100) A	Very energy efficient - lower running costs		83
(81-91) B			
(69-80) C			
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	83

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