



Lower Zeal







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Langridgeford, Umberleigh, Devon, EX37 9HR

Local village amenities & train services within 10 minutes. Barnstaple, South Molton & Torrington, all within about 20/25 minutes.

A charming, quintessentially English, Grade II Listed thatched cottage, together with 3.3 acres of delightful riverside pasture, in a timeless hamlet.

- Porch, Lobby, Sitting Room, Dining Room
- Hand made Kitchen/Breakfast Room
- G/F Suite of Bed. 5/ Study/Shower Room
- 4 Bedrooms, 2 Bathrooms
- Pretty Gardens, Ample Parking
- Triple Garage, Tractor Shed
- 3.3 Acres of Riverside Pasture
- Potential for a variety of uses.
- Council Tax Band D
- Freehold

Guide Price £595,000

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SITUATION & AMENITIES

Occupying a rural yet readily accessible south facing position, Lower Zeal lies within the attractive and gently undulating band of countryside between Barnstaple and Great Torrington in an area known and Langridgeford, enjoying easy access to the neighbouring villages and main routes of communication. The village of Atherington lies just over 1 mile to the east with parish Church. Within around 3 miles is a small local store/service station and the village of High Bickington with good range of day to day amenities, including medical centre, leisure centre and Libbaton Golf Course. Great Torrington is around 5 miles and provides an excellent range of every day services, including shops, building society, restaurants, doctors, library, primary and secondary schooling, local hospital The Plough Art Centre. Nearby is also RHS Rosemoor. The Tarka Railway Line at Umberleigh station, provides convenient access to both Barnstaple and Exeter and is around 3 miles to the east. Despite its rural position the property also enjoys convenient access to the surround districts, with large town of Bideford and the regional centre of Barnstaple, both within easy reach. From Barnstaple the A361 North Devon Link Road provides access to Tiverton and the M5 Motorway (Junction 27), with mainline rail services available at Tiverton Parkway (London Paddington in just over two hours) and international airports at Exeter and Bristol. North Devon's famous sandy surfing beaches and Exmoor National Park are all around 30/40 minutes by car.

DESCRIPTION

This charming Grade II listed period cottage, presents elevations of painted render beneath a mainly thatched but part slate roof. The original core is understood to date from the 1600's with later extension, added by the current owners around 10 years ago. The rear thatch was replaced about 10 years ago also and the front around 4 years ago. The property is semi detached but around 2/3rds of the total building, and the fact that the levels follow the lay of the land, the neighbouring cottage has little, if any adverse impact on Lower Zeal. Within the front elevation of the house is a GPO letter box. Internally original period features sit well with 21 Century refinements. The well presented 'Tardis' like accommodation, is deceptively generous and also versatile. There is a small front garden and attractively landscaped and secluded rear garden, arranged as courtyard and overlooked by upper decking. Across the lane is a traditional area of garden, triple garage, tractor shed and a delightful series of intercommunicating paddocks which follow the base of the valley and run parallel with a beautiful stream. This accommodates three stables and two hay stores (with alternative potential uses). There are three separate access gates off the lane and fishing rights, along a wide stretch of the stream, as well as a treehouse overlooking it. The land is not ideal for equestrian use, but has been a registered smallholding in the past. We understand that a mobile home was once sited within the garden area, opposite the garage block. There may be potential for commercial leisure use, such as camping, holiday lodges etc, subject to planning permission.

GROUND FLOOR

Front door to ENTRANCE HALL with wide stairs rising to first floor (described later), slate tiled flooring. LIVING ROOM painted and exposed ceiling, timbers, large inglenook style fireplace inset with multifuel stove and original bread oven to side, shelved recess, window to front elevation. DINING ROOM with window to the front and further inglenook style fireplace, inset with an electric fired 'wood burner', bread oven to side and beam over, painted stone surround, understairs storage cupboard. KITCHEN/BREAKFAST ROOM a large room with slate flagstone flooring, bespoke handmade solid pine units, comprising base cupboards and drawers, topped by beech worksurfaces, butler style sink with mixer tap over, Flavel range incorporating electric ovens and 7 Calor gas fired rings. Stainless steel splashback and matching stainless steel extractor hood above, space for American fridge/freezer, window to rear elevation and glazed French doors leading out onto the rear courtyard. SIDE ENTRANCE LOBBY/UTILITY AREA with slate flag stone flooring, small range of base cupboards with granite effect roll top worksurfaces over and single drainers stainless steel sink, space and plumbing for dishwasher, half glazed door to rear courtyard. From the kitchen a door and steps lead down to SMALL STUDY/POSSIBLE SECONDARY KITCHEN OR UTILITY AREA small range of base cupboards with granite effect work surfaces, space and plumbing for washing machine, window to side. BEDROOM 5 a double aspect room. SHOWER ROOM with tiled cubicle, low level WC, wash hand basin, vanity cupboard, built in shelved toiletries cupboard, both doors have mirrors on the inside, toothbrush charger, built in wardrobe cupboard, wood effect flooring, remote controlled towel rail. Special note; the study, bedroom and shower room could make a self-contained suite of rooms if required.

FIRST FLOOR

HALF LANDING with steps rising up to the MAIN LAINING window to side elevation and built in wardrobe cupboards. BEDROOM 1 two windows to the rear. EN-SUITE SHOWER ROOM shower cubicle with Triton electric shower, wall mounted wash basin, low level WC, ladder style heated towel rail/radiator, half tiled walls, window to side. FAMILY BATHROOM panelled bath, low level WC, pedestal wash basin, window to side, illuminated wall mirror, ladder style heated towel rail/radiator, half tiled walls, extractor fan. BEDROOM 2 window to front, airing cupboard housing hot water cylinder and immersion heater. BEDROOM 3 window to front, built in wardrobe cupboard. BEDROOM 4 an 'L' shaped single room with window to front and built in storage cupboards.





OUTSIDE

The property is approached off the B3227 and set back from the main road with a pull in layby and a country lane to the side, providing access to the rear of the house, on one side of the lane and parking area/land on the other. To the front is an ENCLOSED WALLED COTTAGE STYLE GARDEN. The REAR GARDEN has pedestrian access with rustic arch over, there is then a LOG STORE and TERRACE immediately adjacent to the rear elevation. A rustic pergola then leads to a LOWER DECK with rustic retainers, an ideal area for sun worshippers or for Alfresco dining. There are well stocked borders and a further rustic archway and steps leading to a GALLERIED UPPER DECK with stone retaining wall and further raised borders. This is a secluded 'oasis' with most of the arches and pergolas covered in Climbing Roses, Honeysuckle etc. There is an outside tap within the COURTYARD. Opposite, approached through a timber five bar gate is a large PARKING AND TURNING AREA which in turn provides access to the DETACHED DOUBLE GARAGE with adjoining CAR PORT to the side, which has doors at both front and rear in order for the ride of mower have access to the land. On the opposite side of the garaging is a TRACTOR SHED or further carport. The garages all have up and over doors, within the main double garage is a single drainer stainless steel sink, bench and storage within the eaves. Immediately behind this is a GREENHOUSE and raised deck, as well as a FORMER CHICKEN HOUSE.

THE LAND

The land is principally divided into a variety of gently undulating pasture paddocks, enjoying pretty river frontage with fishing rights and containing a variety of mature shrubs, trees and meadows, creating an abundance of wildlife with ample vehicular access via several gateways off the country lane. Situated on one of the pasture paddocks nearest the lane, is a useful timber and corrugated roofed, FORMER STABLE BLOCK comprising three boxes and two hay stores. The land is a particularly attractive feature of the property and may be ideally suited to those potential purchasers with small holding, equestrian or other amenity interests.

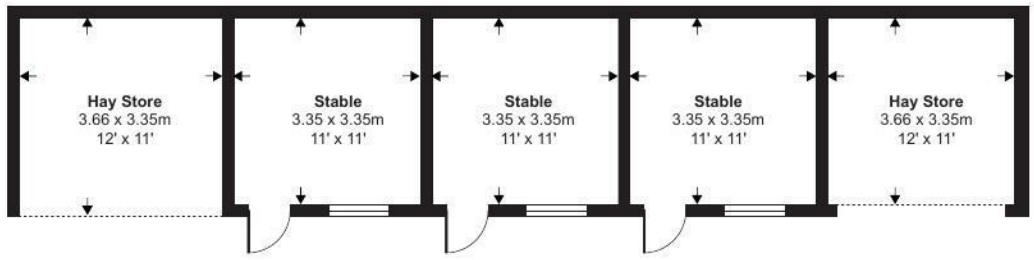
SERVICES

Mains water and electricity, drainage to a private new 'Kingspan' sewage treatment plant, telephone and broadband is at present connected.

DIRECTIONS

From Barnstaple on the A361, take the turning at the Bishops Tawton roundabout signed 'Crediton and Bishops Tawton' (A377). Continue on this road for around 6 miles and take the turning on the right signed 'Atherington and Torrington' (B3227). Alternatively, from Umberleigh, on the A377 turn left to Atherington. Follow this road for just over 2.5 miles, passing through the village of Atherington and at Langridgeford Cross, Lower Zeal is the second property on the right hand side.

WHAT3WORDS///tricycle.songbook.static



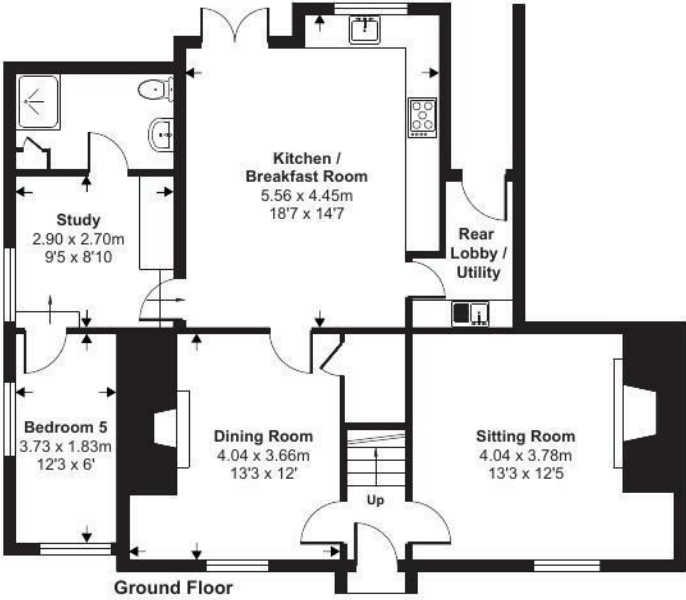
Approximate Area = 1543 sq ft / 143.3 sq m (excludes carport)

Garage = 319 sq ft / 29.6 sq m

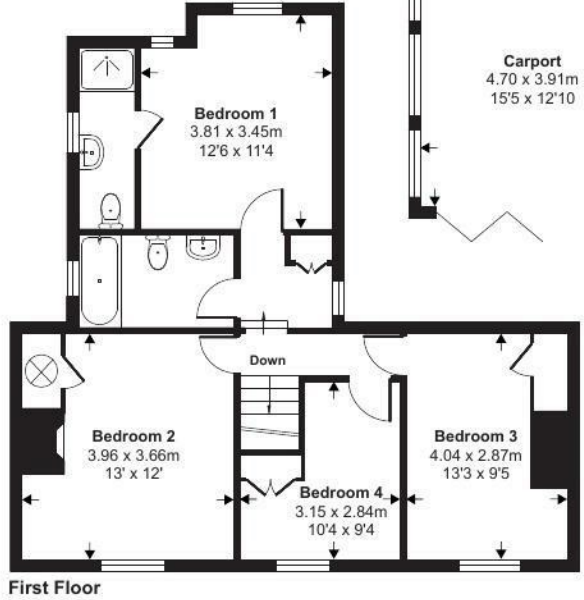
Outbuildings = 624 sq ft / 57.9 sq m

Total = 2486 sq ft / 230.9 sq m

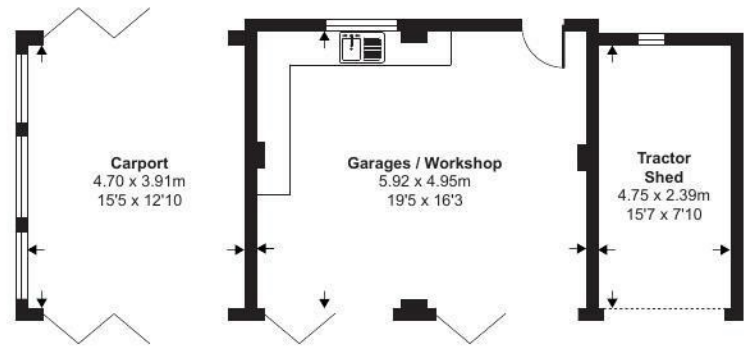
For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1132988



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



