



## Hayne Farm Cottages with .25 Ac, Wembworthy, Chulmleigh, Devon, EX18 7SE

**Guide price £250,000**

FOR SALE ON BEHALF OF THE EXECUTORS FOR THE FIRST TIME IN 3 GENERATIONS A PAIR OF DILAPIDATED COTTAGES SET IN 0.25 ACRE OF GARDEN IN A SHELTERED VALLEY MIDWAY BETWEEN EXETER AND BARNSTAPLE. THIS IS AN INCREASINGLY RARE FIND AND OFFERS THE BUYER HUGE POTENTIAL TO CREATE ONE OR TWO DWELLINGS WITH GARDENS IN AN ATTRACTIVE RURAL SITUATION.



## VIEWING

Strictly and only by prior appointment through the Executors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

## DIRECTIONS

What Three Words ///refilled.pavilions.levels From Exeter or Barnstaple travel to Eggesford Railway station. Cross the railway line then take the first right turn and follow the road to the Lymington Arms. Turn left and drive down to the base of the valley where the cottages will be found on the left hand side marked with a for sale board.

## DILAPIDATED BUILDINGS

The buildings are dilapidated and all viewers inspect the property at their own risk.

## THE COTTAGES

This is a pair of semi-detached properties in a dilapidated condition and are in need of total refurbishment. Cottage One has three bedrooms measuring 12ft by 8ft, 13ft by 8ft and 16ft by 12 ft. On the ground floor is a kitchen 12ft by 10ft and lounge 17ft by 12ft with utility 5ft by 7ft. Cottage two has 2 bedrooms 10ft by 9ft and 15ft by 10ft, kitchen 16ft by 9ft, skullery with hand water pump 15ft by 7ft hallway and bathroom 8ft by 6ft

## OUTSIDE

Both Cottages have dilapidated outdoor toilets and there is a timber and galvanised wood store in the rear Garden.

## THE LAND

The cottages sit in an area of land extending to about .25 Acre lying to the rear of the cottages level or very gently sloping surrounded by high hedges and offering much privacy.

## SERVICES

Mains electricity, mains water supply, septic tank drainage. Note the water and elec is on site but we believe has been disconnected.

## MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

## LOCAL AUTHORITY

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711. <http://www.northdevon.gov.uk>

## METHOD OF SALE

The property will be offered for sale by private treaty.

## TENURE

The property is freehold and will be offered for sale with vacant possession.

## IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

