



STAGS

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Villa Park,
Kings Nympton, Umberleigh, EX37 9ST

A beautifully presented character property set in large gardens
on the outskirts of the village

Chulmleigh 3.5 miles South Molton 5 miles

- Kitchen/Dining Room • Living Room • 3 Double Bedrooms (1 en-suite) •
- Bathroom • Double garage and Workshop • Barn with Potential (stp) •
- Mature Gardens • About 0.82 Acres •

Offers invited £550,000

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SITUATION

Villa Park is set on the outskirts of the popular and award winning village of Kings Nympton which has a primary school, public house, church and village hall and is set amidst unspoilt rolling countryside. The area offers a wealth of outdoor pursuits including walking, riding, cycling, fishing on the Rivers Mole and Taw and golf at Libbaton and the nearby Highbullen Country Hotel and leisure complex. There is also a train station on the Barnstaple to Exeter Tarka line about two miles away at Kings Nympton Station.

Kings Nympton is 5 miles from the thriving market town of South Molton which offers an excellent range of shopping, social and banking facilities and amenities including schooling to secondary level and weekly pannier and stock markets. The town is bypassed by the A361 North Devon Link Road which provides an excellent link to the North Devon regional centre of Barnstaple to the west and Tiverton and the M5 (Junction 27) to the east. There is a main line railway station at Tiverton Parkway with an intercity service to London Paddington (just over 2 hours).

DESCRIPTION

Villa Park is a superbly presented three bedroom detached house which has been extensively refitted by the current owners to create a high quality, characterful home. The property is set within a large

plot of approaching an acre with gardens to the front, side and rear and also includes a sheltered courtyard. Adjacent to the courtyard to the rear of the house is a traditional barn with excellent potential to create additional accommodation in the form of an annexe, studio or similar (stp). The property is finished to a very high standard with oak doors, skirting boards and beams, original fireplaces and sandstone flooring.

ACCOMMODATION

Enclosed ENTRANCE PORCH with quarry tiled floor and door into the KITCHEN/DINING ROOM. The dining area has glazed double doors to the front, sandstone floor, fireplace with wood burner, built in storage cupboards and shelving. The kitchen area is fitted with a range of oak base units with black granite worktop and splash backs, stainless steel sink with mixer tap, built in dishwasher, freestanding fridge freezer and Rangemaster cooker. The LIVING ROOM also has glazed double doors to the front, large fireplace with wood burner on a slate hearth and a further fireplace feature. The REAR HALL has storage cupboard, stairwell, door back to the kitchen and door out to the rear cobbled courtyard. Off the kitchen is a UTILITY ROOM with fitted work surfaces and stainless steel sink with mixer tap, space for appliances and oil fired boiler. Door into WC with tiled floor, WC and pedestal wash basin. Off the utility room is a lean - to GARAGE/



WORKSHOP (13' x 8'9") with double wooden doors to the front, power and light.

On the FIRST FLOOR is a spacious, galleried LANDING has a picture window overlooking the rear courtyard and a library area with fitted book shelving. The MASTER BEDROOM is a double room with shelving and walk in wardrobe. An EN-SUITE SHOWER ROOM has fully tiled walls and floor, glass shower enclosure, vanity wash basin and close coupled WC. BEDROOM TWO is also a double room with oak shelving. BEDROOM THREE is a double room. The BATHROOM has fully tiled walls and oak flooring, panelled bath, WC, vanity wash basin and corner shower.

OUTSIDE

The property is approached via a private driveway that passes the village Chapel. The front is mostly laid to lawn with a large paved patio area, mature trees and shrubs. The drive continues to the side of the house to a spacious parking area and a wide expanse of lawn and orchard. Double wooden gates lead though to the attractive and large rear garden which is bordered by mature trees and has a pond. Directly to the rear of the house is a sheltered, cobbled courtyard.

There is a good and adaptable range of outbuildings including:

DOUBLE GARAGE (19'7" x 19'2") with large wooden doors with useful store room off, power and light. A traditional BARN (31'6" x 15'5") adjoins the courtyard and has power and light connected as well as a door and windows overlooking the rear garden. It is considered that this building has excellent potential for conversion to an annexe/studio or similar (STP). In total the property extends to about 0.82 Acres.

VIEWING

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

DIRECTIONS

From South Molton Square proceed along South Street and take the fifth turning on the left signposted to George Nympton and Kings Nympton. Proceed through the village of George Nympton and continue on this road for approximately two and a half miles before taking the right turn at Beara Cross signposted to Kings Nympton. As you approach the village the driveway to the property will be found on the right immediately before the village Chapel.

SERVICES

Mains water and electricity, private drainage system. Oil fired central heating via radiators.



Approximate Gross Internal Area = 160 sq m / 1719 sq ft

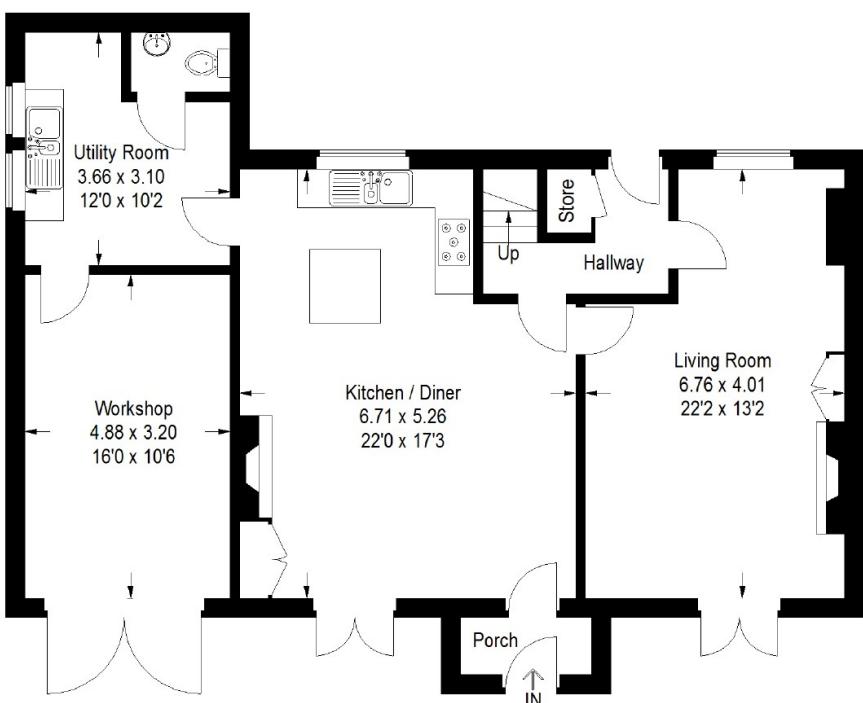
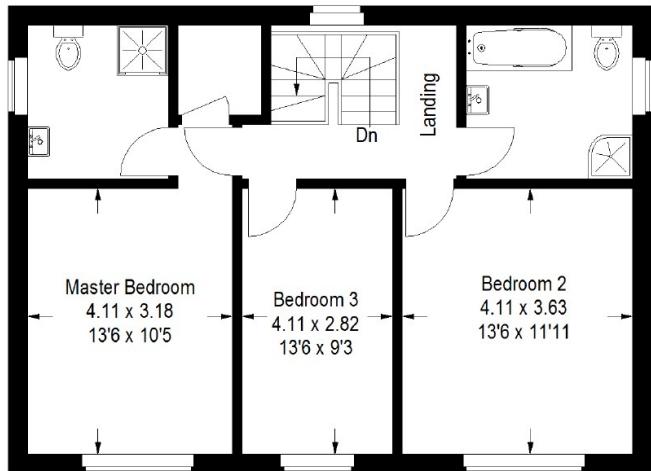


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