



2 New House Cottages



South Molton 3 miles Barnstaple 14 miles
Tiverton 15 miles

A charming mid-terrace character cottage for improvement

- Popular Village Location
- Hall
- Open Plan Living/Dining Room
- Kitchen
- Two Bedrooms
- Shower Room
- Rear Courtyard
- No Chain

Guide Price £150,000



Situation

2 New House Cottages is situated in the heart of Bishops Nympton, a popular and active village with primary school, church and village stores/post office. The market town of South Molton is approximately 3.5 miles to the west and offers a full range of shopping, social and banking facilities and amenities including infant, junior and secondary schools. The A361 (North Devon Link Road) is about 2 miles from the cottage and provides an excellent road link to the regional centre of Barnstaple, some 15 miles to the west and to Tiverton to the east, leading on to Junction 27 of the M5 motorway and Tiverton Parkway Station on the London Paddington line. The area offers a wide range of outdoor pursuits including horse riding, walking, cycling, fishing on the River Mole and River Taw and local golf at Chittlehamholt, Chulmleigh and Libbaton and slightly further afield at the renowned links of Saunton and Royal North Devon. Exmoor National Park is only a short drive and the famous North Devon coastline is also within easy reach by car.

Description

2 New House Cottages is a mid-terrace cottage in the heart of the village. It is considered ideal as a second home or weekend retreat, holiday cottage or as a cottage for a first time buyer. The cottage retains some period features including the large fireplace and bread oven in the living room and requires general updating throughout.

Accommodation

Stable type front door leads into HALL with tiled floor and plenty of room for coats and boots. A door leads into the

open-plan LIVING/DINING ROOM with a large fireplace with bread oven, slate hearth and wood burning stove. Stairs rise to the first floor and a doorway leads through to the KITCHEN which is fitted with a range of wall and base units with worktops over, 1¼ bowl sink unit, electric cooker point and space for fridge. A door with stained-glass panels leads through to a rear hall with plumbing for washing machine and door to rear courtyard.

On the FIRST FLOOR the landing leads into TWO BEDROOMS (1 double and 1 single) and a SHOWER ROOM with a shower cubicle, low level WC, pedestal wash basin and heated towel rail.

Outside

There is a small, stone-walled area to the front of the cottage with a further, small paved courtyard to the rear.

Services

Mains water, electricity and drainage. Electric central heating via radiators.

Viewing

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

Directions

From South Molton take the B3227 eastwards out of the town to Bish Mill, whereupon take the right turn opposite The Mill Inn signed to Bishops Nympton, follow this road to the top of the hill and at Silcombe Cross take the right turn signposted to Bishops Nympton. Continue into the village and the cottage will be found on the right just after passing the churchyard.
what3words ref:
caused.vegetable.slanting



Approximate Gross Internal Area
75.7 sq m / 815 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID776466)

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
<small>(Very energy efficient - lower running costs)</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>(Not energy efficient - higher running costs)</small>	
32	71
<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>	

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