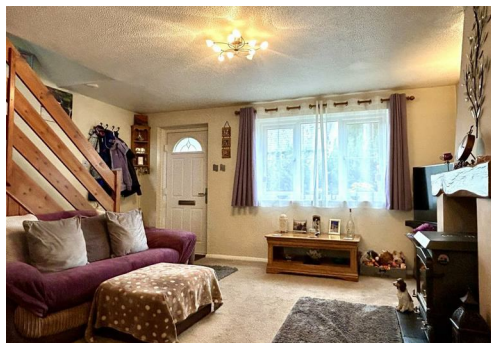




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2 Church Gate



South Molton 5 miles

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## A superbly presented terraced cottage set in a peaceful rural village

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- Well-presented mid-terrace cottage
- Peaceful rural village location
- Open-plan Living/dining room
- Fitted kitchen
- 2 double bedrooms
- Shower Room
- Enclosed garden
- Separate garage
- Council Tax Band B
- Freehold

Guide Price £195,000

### Situation

2 Church Gate is situated in Mariansleigh, a small rural village with a church and set in rolling Devon countryside about four miles to the south east of the thriving local market town of South Molton. The town offers a good range of amenities including schooling to secondary level and has some fine buildings and particularly bustles when the weekly stock and award winning pannier markets take place.

The A361 (North Devon Link Road) bypasses South Molton and provides convenient access to the regional centre of Barnstaple to the west and to Tiverton and the M5 (Junction 27) to the east where there is a main line railway station at Tiverton Parkway on the London Paddington line.

Exmoor National Park is easily accessible and the impressive North Devon coastline with its steep cliffs and wide sandy beaches are also within easy reach by car.

### Description

Built in the mid 1980s of rendered block cavity construction under a slate roof, 2 Church Gate is the mid-terrace of three cottages and is presented in excellent decorative order. There is an enclosed courtyard garden to the rear and only a few yards away is a parking area and single garage.

### Accommodation

The front door leads directly into the LIVING/DINING ROOM. The living area has a fireplace with Woodwarm wood-burning stove and stairs rising to the first floor. The dining area has an outlook over the rear garden. A door leads through to the KITCHEN which is fitted with a modern range of wall and base units with polished granite effect worktops, composite sink unit with mixer tap, integrated oven and induction hob with hood over, space for washing machine and slimline dishwasher and space for fridge freezer. Door to the rear garden.

On the FIRST FLOOR the LANDING leads off to TWO DOUBLE BEDROOMS and a SHOWER ROOM which has recently been re-fitted with a shower cubicle with electric Mira shower, vanity wash basin with further fitted cupboards and WC.

### Outside

The front of the property is approached over a pedestrian pathway that leads from either end of the terrace to the front door. The rear, south-facing courtyard garden is enclosed by fencing to either side. Fully paved, there is plenty of room for outside dining and there is a direct outlook over the village church.

Set only a very short distance from the cottage and at the end of the terrace is a gravelled parking area and a block of three garages. The middle garage (no 2) together one parking space in front is included with the property.

### Services

Mains electricity and water, private drainage system (septic tank and soakaway, shared with the two other properties in the terrace). Wood burner with back boiler providing heating via radiators and hot water.

Mobile - Coverage likely outside from all major providers (Ofcom).

Broadband - Standard available (Ofcom).

### Viewing

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

### Directions

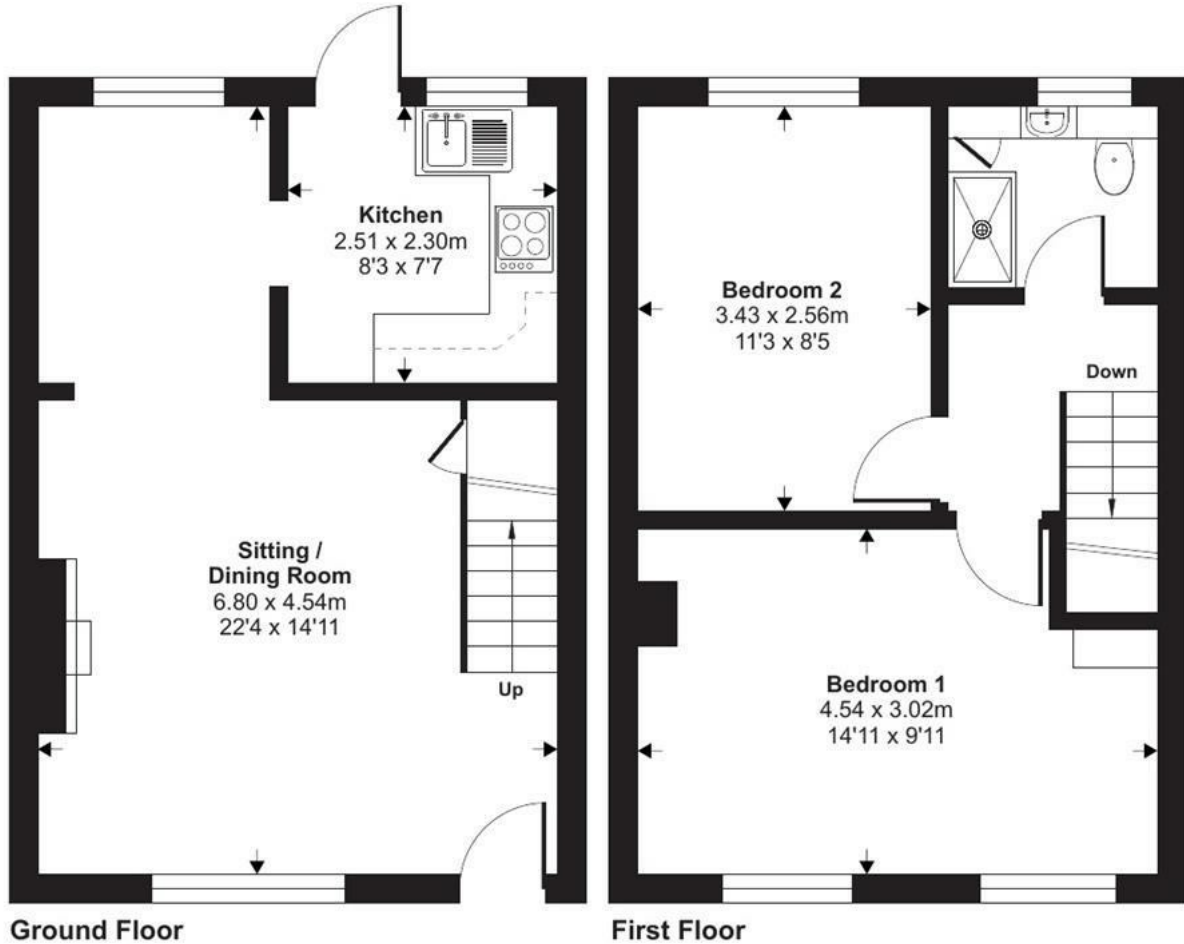
From South Molton take the B3137 to Witheridge and after about 2.5 miles you reach the village of Alswear. On entering the village take the first left turn signposted to Mariansleigh and continue on this road for approximately two miles. On entering the village 2 Church Gate will soon be found on the right hand side.

What3words Ref: mulls.vote.newer



Approximate Area = 654 sq ft / 60.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2025. Produced for Stags. REF: 1340712

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			

Net energy efficient - higher scoring coats

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