Taylors Cottage

STAGS

Taylors Cottage

Butlers Farm, Chittlehamholt, EX37 9NT

Village amenities 3/4 mile. South Molton, Barnstaple, Bideford, the A361 & Mainline trains all within 30 minutes

Available as One or Two lots - A detached character residence requiring general improvement, set in 37 acres of pasture & woodland in a tranquil rural location. Separate range of former farm buildings with potential

- Hall, Kitchen/Family Room
- First Floor Sitting Room with Balcony
- Bath/Utility Room, Shower Room
- 9.5 Acres pasture, 28 Acres mixed woodland
- Fine views - Council Tax Band C
- Sun/Dining Room, Study/Snug
- 4 Bedrooms [2 up, 2 down] Cloakroom
- Could suit dual occupation. South-facing
- Separate range of former farm buildings
- No Upward Chain - Freehold

Guide Price £765,000

SITUATION & AMENITIES

The property enjoys an idyllic, timeless and tranquil rural position, which is remote but not isolated, approached by a long 'no-through' track which is owned, with others having right of way over it. The views from the dwelling over the Taw Valley are delightful. At the same time, the centre of the village is about ¾ mile and this offers an excellent public house – the Exeter Inn – which also serves food, a good community shop, church and village hall. On the Southern edge of the village is the Mole Resort, with its impressive leisure facilities. The local market town of South Molton is about 6 ½ miles and offers an excellent range of amenities and shops, including a Sainsbury's supermarket and schooling to secondary level. The regional centre of Barnstaple – with its larger commercial venues – is about 13 miles and the Cathedral City of Exeter about 28 miles. A local rail link is available on the regular service between Barnstaple and Exeter on the Tarka Line at Portsmouth Arms station (2.7 miles). Both Exmoor and Dartmoor National Parks are within easy reach by car, as is the renowned North Devon coastline. The area is well served by excellent state and private schools including the reputable West Buckland school.

DIRECTIONS

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SERVICES

Mains electricity supplemented by solar PV array (located in the field behind the dwelling). Private drainage system [details tbc]. Mains water. Special note; We are advised that the water supply also supplies two troughs which are not on land owned and being sold.

DESCRIPTION

Taylors Cottage comprises a highly individual detached character residence – in an almost Tyrolean style – which presents elevations which are partly of stone, part oak-framed and part timber-clad, beneath a mainly tiled but part corrugated tin roof to the single-storey extensions. It would seem that the original period stone core was remodelled and extended around 2007, when a two-storey timber-framed green oak extension was added to the end of the property. The property is now in need of general modernisation and improvement. The versatile accommodation is arranged over two storeys and could potentially suit dual occupation. Externally there is a triple car port, various sheds, a summer house, studio, mature gardens, approximately 9.5 acres of sloping pasture, approximately 28 acres of mixed woodland – in all understood to amount to approximately 36.94 acres, crossed by a stream. Further up the lane is a separate parcel of land of approximately 0.68 of an acre (but included in the overall total) upon which sits a range of former farm buildings, including a pole barn and Dutch Barn, with potential for a variety of uses subject to planning permission and which we refer to as Lot 2. The guide price for the whole is £765,000. The guide price for Lot 1 only is £725,000. The guide price for Lot 2 only is £40,000.

ACCOMMODATION

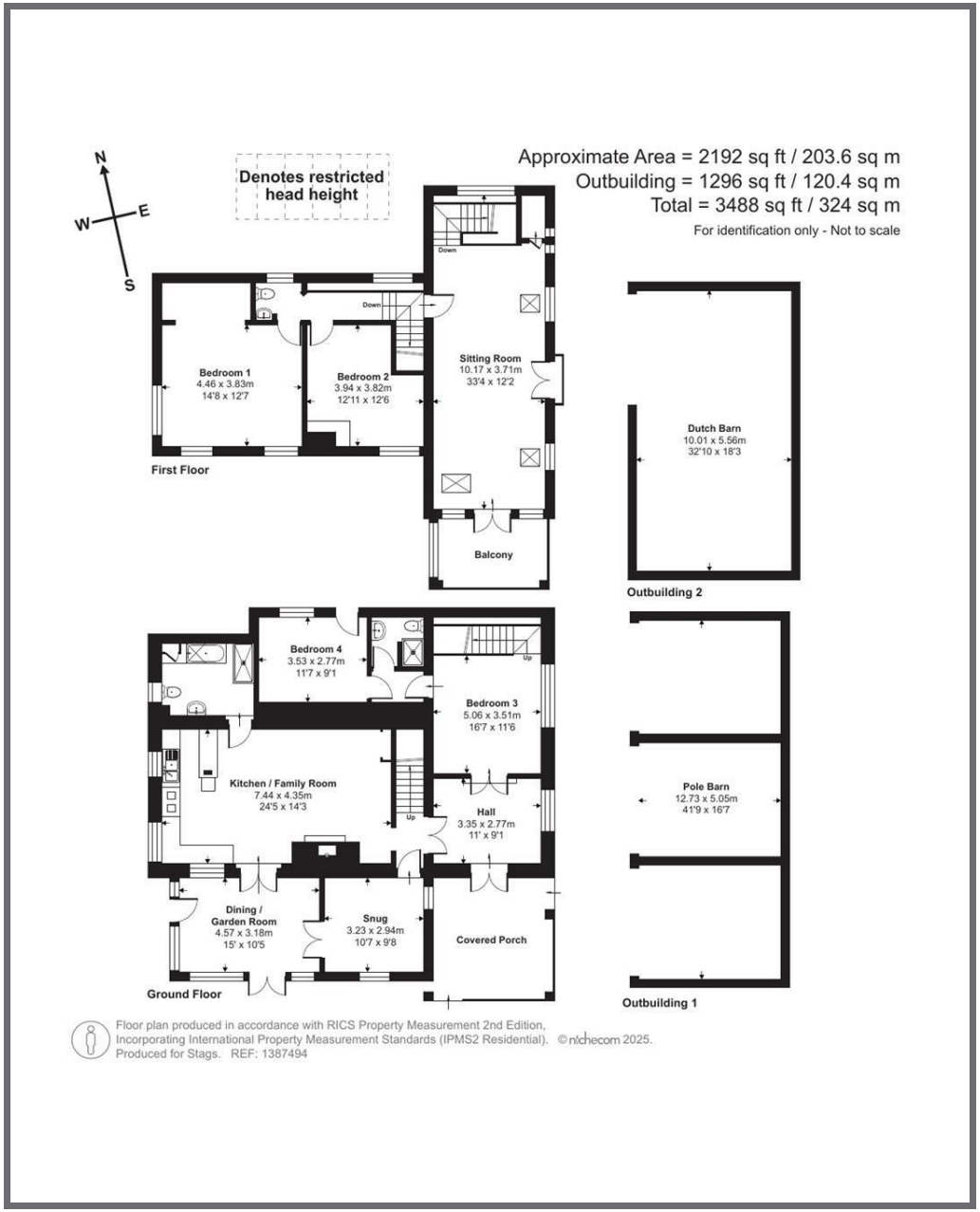
Covered PORCH. Pair of glazed doors to ENTRANCE HALL. Pair of glazed inner doors to KITCHEN/FAMILY ROOM featuring stone Inglenook fireplace, fitted wood burner, Bressumer beam, wood panelled wall, recessed shelving and bookcase, cupboard understairs. KITCHEN AREA wooden peninsula unit and perpendicular beam, range of cupboards, pair of glazed doors to SUN ROOM/DINING ROOM, pair of French doors and separate single door to OUTSIDE, fine views. Pair of glazed doors to SNUG – also accessed from the KITCHEN/FAMILY ROOM – trap to loft space. From the KITCHEN there is also access to FAMILY BATHROOM. Returning to the ENTRANCE HALL there is a further pair of glazed doors leading to the potentially self-contained element. BEDROOM 3. Secondary staircase rising to FIRST FLOOR – described later. INNER LOBBY. BEDROOM 2 half-glazed door to OUTSIDE, fitted shelving. SHOWER ROOM wash hand basin, wall mirror, wall heater, slate flooring. From the KITCHEN/FAMILY ROOM the main staircase rises to FIRST FLOOR. Landing with recessed shelving. SITTING ROOM – a superb double-height room featuring oak frame and vaulted ceiling, exposed A frames and beams to the ceiling, double aspect views, two pairs of glazed doors – one to JULIET BALCONY and one to FULL BALCONY with metal balustrades which frames the delightful view into the Taw Valley. There is oak flooring throughout the room. BEDROOM with pair of glazed doors to perished BALCONY. Adjoining CLOAKROOM. BEDROOM 2.

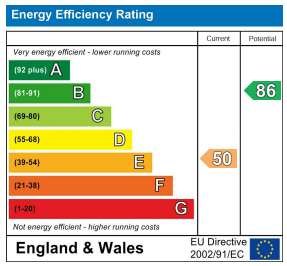
OUTSIDE

Attached to the property is a POTTING SHED and covered VERANDA. Nearest to the drive – which provides ample parking and turning space – is a TRIPLE CARPORT and two SHEDS. From the access track an independent spur track leads via a corrugated and timber CARPORT to an area where there are additional buildings, including a WORKSHOP, STORES and DETACHED CABIN/STUDIO with wood burner. Returning to the drive, there is then a further dilapidated SHED in the wooded area above and behind the property.

There are well-established GARDENS with many specimen shrubs and trees. There are TERRACES, an area of ORCHARD and KITCHEN GARDEN. The pasture element of the property is nearest to the house, above and either side of it. The remainder of the ground is laid to sloping WOODLAND. The land is crossed by a stream. Before reaching the property there is a seat, positioned to enjoy the wonderful vista into the Taw Valley. Given the existing buildings dotted around the grounds, there may be potential for holiday lodges or similar, subject to any necessary planning permission being obtained. LOT 2 comprises a POLE BARN of three bays and adjacent steel-framed DUTCH BARN with corrugated roof. There is a PARKING AREA/AREA OF LAND immediately in front of these. Whether sold together with LOT 1 or independently, these barns will be sold subject to OVERAGE, the exact wording of which will be produced by the vendor's solicitors. If sold independently from the main lot, these buildings will enjoy a right of way over the access track, which the vendors own.

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.





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