

The Old Post Office

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The Old Post Office,

East Worlington, Crediton, Devon, EX17 4TS

Witheridge 2 miles South Molton 10 miles Tiverton 13 miles

A truly enchanting Grade II listed thatched cottage, rich in history, charm and individual character

- Charming Grade II Listed thatched cottage
- Three bedrooms (1 with en-suite WC)
- Kitchen/dining room
- Garage, parking and useful barn/storage
- Freehold
- Full of character and period features
- Sitting Room
- Bathroom and shower room
- Large garden
- Council Tax Band E

Guide Price £350,000

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Situation

The Old Post Office is situated on the edge of the village of East Worlington, which has a church and village hall. The neighbouring village of Witheridge, approximately 2 miles to the east, offers a good range of day-to-day amenities including public houses, newsagents, general stores/post office, primary school, church and sports club.

The market town of South Molton lies approximately 10 miles to the north and provides a further range of amenities including an award-winning pannier market. The beautiful North Devon coastline and Exmoor National Park are both within easy reach by car.

The town of Tiverton is approximately 13 miles to the east, with access to the M5 motorway at Junction 27 and Tiverton Parkway railway station, offering services to London Paddington, a further 7 miles beyond.

Description

The Old Post Office is a charming and individual Grade II Listed thatched cottage, rich in history and retaining a wealth of period features. Believed to have originated as a pair of cottages, the property subsequently incorporated the village shop and Post Office. The accommodation is full of character, with exposed beams, historic leaded windows, an attractive inglenook fireplace incorporating a rare cloam oven and a wealth of traditional features. The spacious kitchen/dining room has an Everhot range cooker and retains the original Post Office counter, whilst the sitting room provides a particularly atmospheric reception space. There are three bedrooms, together with a study, utility and ancillary accommodation offering flexibility of use. Outside, the property enjoys established cottage gardens, a garage, parking and a useful outbuilding. An appealing and wonderfully individual period home with a fascinating history.

Accommodation

The front door leads into an entrance porch which leads into the KITCHEN/DINING ROOM (please note there is a low ceiling beam, 5'7"), a good-sized open plan room with a period brick floor and the original post office counter now serving as the sink unit, with dishwasher below. An Everhot electric range cooker sits in the former fireplace with bread oven. Off this room is a SCULLERY area with original cobbled floor, Belfast sink unit and door leading to the secondary spiral staircase to the first floor. The SITTING ROOM has an attractive inglenook fireplace with cloam oven and wood burning stove. The STUDY/STAIR HALL has a utility cupboard in the corner with washing machine and dryer with worktop above. Off this room is a further HALL with door to the outside and doors leading to a well-appointed SHOWER ROOM with WC, wash basin and large shower enclosure and to a very useful STORE ROOM with mezzanine FLOOR. It is considered that this area could be converted into further accommodation, subject to the necessary planning and listed building consents.

On the FIRST FLOOR there are THREE BEDROOMS and a BATHROOM. BEDROOM ONE is a good sized double room and BEDROOM 2 is also a good sized double room with a spiral staircase to the ground floor and an EN-SUITE WC and wash hand basin. Leading off this room is BEDROOM 3 which would also be ideal as a dressing room or study if required.













Outside

The gardens are a particularly attractive feature, with areas of lawn on two levels interspersed with established flower and shrub borders, mature trees and a variety of interesting planting. There are several charming seating areas, together with a cobbled pathway leading to the front door of the cottage.

To the rear is a single garage and a detached stone and cob barn provides two useful storage rooms. Next to this barn is an area for dedicated parking. Further unrestricted on-road parking is available adjacent to the cottage.

Services and further information

Mains electricity and water, private drainage system (septic tank and soakaway, compliance with general binding rules is unknown, purchasers to make their own enquiries).
Electric central heating.
Ultrafast broadband is available (not currently connected) (Ofcom).
Mobile phone signal available from all major providers. (Ofcom)
Construction - Stone and cob under a primarily thatched roof.

Viewing

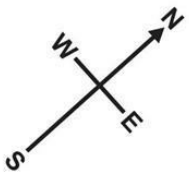
Strictly by confirmed prior appointment through the sole selling agents, Stags on 01769 572263.

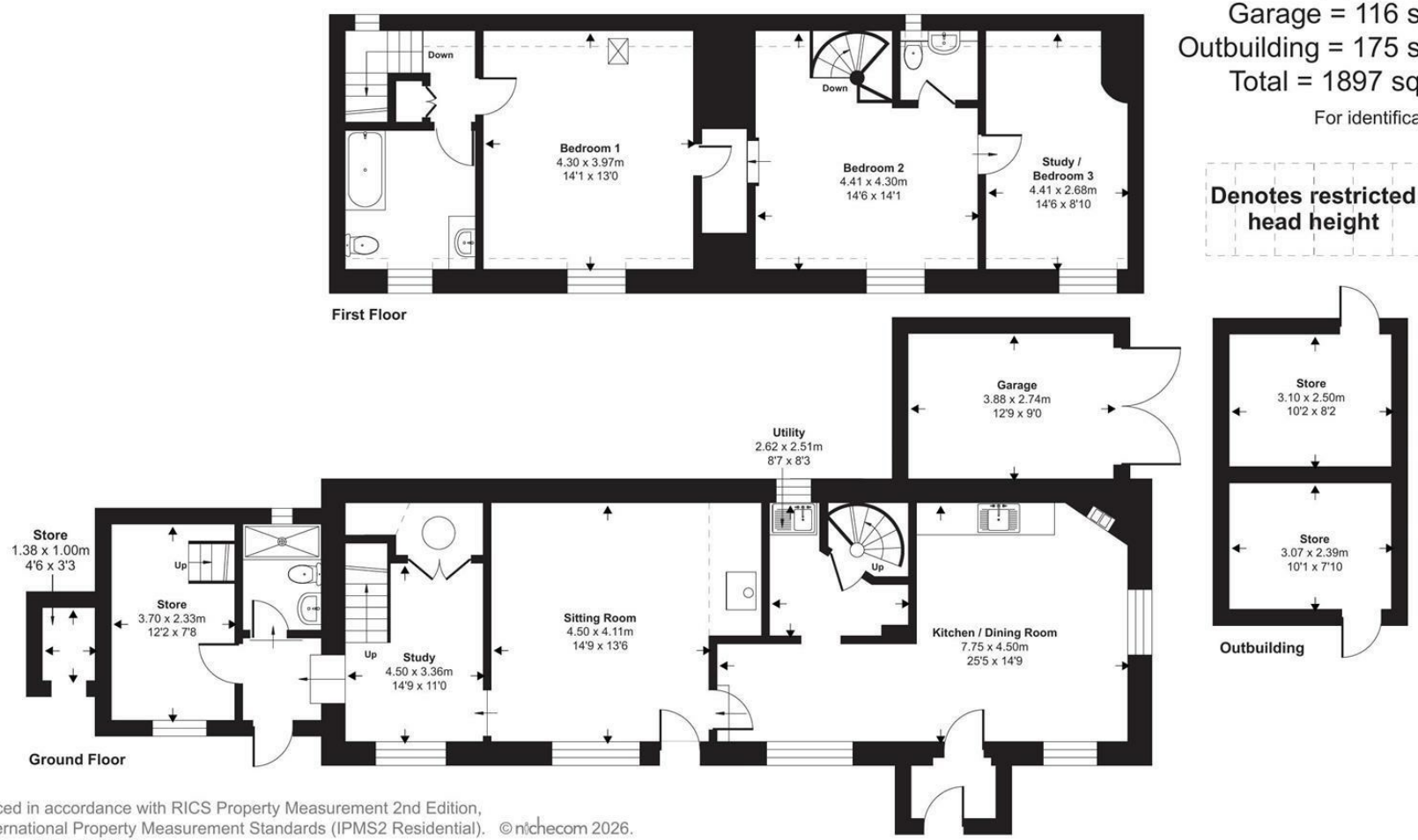
Directions

From South Molton, leave the town via New Road on the B3137 towards Witheridge. Continue through Alswear and Meshaw. At Gidley Cross, turn right towards Chulmleigh and Chawleigh, then shortly afterwards turn left at Burrow Cross towards Worlington and Drayford. After about two miles at Thornham Chapel Cross turn right towards Worlington and Lapford. Stay on this road towards East Worlington and as you enter the village the cottage will be clearly seen on the right.

What3words Ref: ///lends.senders.toward

Approximate Area = 1553 sq ft / 144.2 sq m
Limited Use Area(s) = 53 sq ft / 4.9 sq m
Garage = 116 sq ft / 10.8 sq m
Outbuilding = 175 sq ft / 16.2 sq m
Total = 1897 sq ft / 176.1 sq m
For identification only - Not to scale

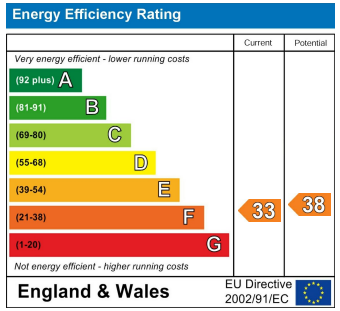




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1547939



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