Fair View Cobbaton, Chittlehampton, Umberleigh, Devon, EX37 9SF

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The Property Ombudsman

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O.I.E.O £500,000

This is a gorgeous attached cottage, set within approximately 0.3 Acre, benefitting from a wonderful south facing garden and private patio area, along with lovely countryside views. There is bright and spacious accommodation, all of which is finished to a high standard throughout. The current vendors have renovated the cottage, whilst keeping all the charm, character and period features you would hope to find, including inglenook fireplaces, exposed beams and original flag stone flooring. The cottage also offers woodgrain leaded upvc double glazing, oil fired central heating and solar roof panels for water heating. A 5 bar gate gives access to a drive and hardstanding parking area, enough for a few cars and mobile home or caravan if desired. The accommodation in brief comprises of an entrance hall, cosy lounge with inglenook fireplace, dining room with oil fired rayburn, fitted kitchen/breakfast room, utility/W/C, three first floor double bedrooms, study area and a stylish shower room. This cottage really is a place you can fall in love with very quickly!

Situated in the heart of this quiet hamlet, surrounded by idyllic countryside yet only 6 miles from the centre of Barnstaple. From Bishops Tawton village there is a tranquil and very pretty drive via Codden Hill which leads to Cobbaton itself. The nearby picturesque village of Chittlehampton is only 2 miles away, which enjoys a thriving and active local community, making it one of the most sought after villages in the area. With an award winning Pub, village shop/post office and the impressive 15th century St Hieritha's Church overlooking the square.The busy market town of South Molton is approx. 7 miles away, with easy access to the North Devon link road, giving a fast route to the M5 and National rail links at Tiverton Parkway.

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Large Kitchen / Breakfast Room
Two Reception Rooms
Period Cottage
Three Double Bedroms
Study Area
Countryside Views
Private Drive and Parking
Lawned Gardens
Quiet Hamlet Location
Approx. 0.3 Acre

Entrance Hall

With half glazed entrance door, stone floor and stairs rising to first floor. Door opening to

Dining Room

4.47m x 3.90m (14' 8" x 12' 10") With attractive stone floor, fireplace recess with fitted oil-fired Rayburn, storage cupboards in wall recess, beamed ceiling and understairs storage cupboard.

Living Room

4.06m x 4.4m (13' 4" x 14' 5") Cosy room with large inglenook style fireplace with wood burning stove, fitted cupboard and open shelves in wall recess, exposed ceiling beam.

Kitchen / Breakfast Room

6.71m x 3.67m (22' 0" x 12' 0") A bright welcoming double aspect room, with plenty of space for large table and chairs. There is a range of good quality wall and base units, induction hob with stainless steel hood over, white somatic sink, integral Bosch stainless steel oven and microwave, built in larder, space for fridge freezer, plumbing for dishwasher, tiled flooring and recessed lighting.

Utility/ W/C

Plumbing for washing machine, tiled flooring, W/C and basin.

First Floor Landing

With built-in airing cupboard, hatch to loft space.

Bedroom One

4.03m x 4.55m (13' 3" x 14' 11") Generous size room with ornate cast iron fireplace and built-in shelved storage cupboard and wardrobes.

Bedroom Two

4.08m x 3.56m (13' 5" x 11' 8") With built-in cupboard and ornate cast iron fireplace.

Bedroom Three

3.21m x 3.7m (10' 6" x 12' 2") Double aspect room with far reaching countryside views and views over the garden.

Study Area

A very useful and additional study/office area, to compliment the accommodation.

Shower Room

2.4m x 1.97m (7' 10" x 6' 6")
A stylish and high specification shower room with a large glass screen, a thermostatic shower, fully tiled walls, recessed lighting, radiator, hand basin, close coupled W/C with concealed cistern.

Outside

With 5-bar Entrance gate gives access to private drive and hardstanding parking area, which in turn opened to the generous garden. The garden is laid mainly to lawn with some mature shrubs, trees and hedges. Brick paviour Courtyard to the front and side of the property, boarded by a stone wall and raised flower beds. Within the garden is also a workshop, greenhouse, fruit cage and small timber store

SERVICES

Mains services connected. Electric, water and drainage. Oil fired central heating with external boiler.

Solar panels for hot water.

Council Tax: D

Tenure. Freehold.

DIRECTIONS

Proceed out of Barnstaple on A377 towards Exeter, passing through the village of Bishops Tawton. As you reach the Bishops Tawton Service Station on your right, turn left at the fork to Codden Hill. Continue along this road passing the hotel on the right and continue to the sharp bend in the road where you bear right. Continue for a further 2 miles where upon you will enter Cobbaton and Fairview can be found on the left hand side, side onto the road with a gate giving access to the front of the property. Vehicular access can be gained by taking the next sharp left into country lane and Fairview is the first driveway on the left hand side, with five bar gate leading to a private parking area.

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TOTAL FLOOR AREA : 2225 sq.ft. (206.7 sq.m.) approx.

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