



- Two Bedrooms and Bathroom
- Lounge and Fully Fitted Kitchen
- Long Term Let
- Parking

- Furnished
- Garden and Parking
- Pets Considered, No Smokers,

# The Smithy Furze Cross Cottages, Lerwell Farm, CHITTLEHAMPTON, Devon, EX37 9RL

The Smithy is a two bedroom cottage with garden and parking. The lounge features a wood burner. The kitchen dining room is well equipped and has French doors that lead to the rear decking area. On the first floor there are two double bedrooms. The bathroom has a bath with mixer shower above. Available end November for long let. Fully Furnished. Pets considered. Rent £650 Deposit £750. EPC Rating C.

## Living room

4.96m x 4.54m (16' 3" x 14' 11")

Front door into living room, x2 sofas, coffee table, window to front, fitted curtains, laminate flooring, stairs to 1st floor

## Kitchen/Diner

4.95m x 2.60m (16' 3" x 8' 6")

With a range of fitted high and low level units, integrated fridge/freezer, dishwasher, washer/dryer, double eye level oven, gas hob, window to front, dining table and chairs to seat 6 people, patio doors to rear.

## 1st floor

### Bedroom 1

4.82m x 3.24m (15' 10" x 10' 8")

Velux window, double bed, x2 bedside units, wardrobe, beige fitted carpet.

### Bedroom 2

4.02m x 2.86m (13' 2" x 9' 5")

Velux window, 2 single beds, wardrobe, beige fitted carpet.

### Bathroom

Bath with shower over, pedestal wash hand basin with mirror over, low level WC, velux window.

### Garden

Door from kitchen/diner to decked area with picnic table.

### Services

Mains electric and water. Oil heating. Utilities are paid direct to landlords.

### Directions

From North Aller roundabout on the A361

Take exit signed for South Molton and after approx 100 yards turn right signed for Filleigh. (DO NOT follow directions to Chittlehampton at this point).

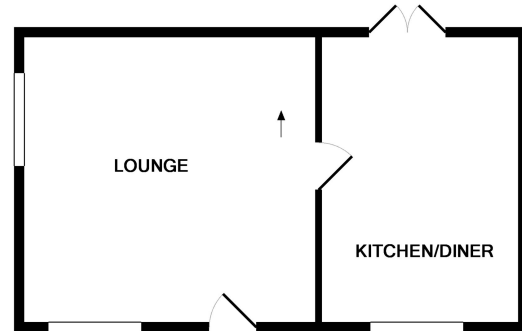
Continue straight to and through the village of Filleigh. At the end of the village turn left signed to Chittlehampton.

Follow country lane to a T-junction - Barton Cross (North Furze). Turn left to Chittlehampton. Keep on this lane and follow it round a sharp right bend at the Lerwell Beech Tree Cross junction.

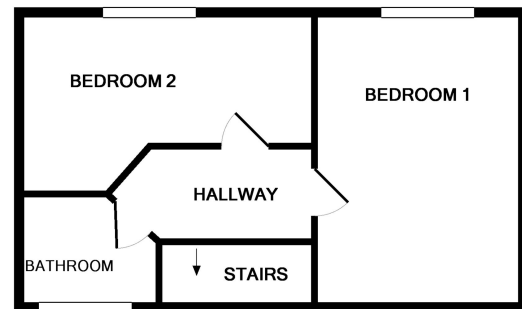
The next junction after this is Furze Cross - turn right towards Furze then almost immediately left into Lerwell Farm. The farmhouse and barns are directly in front of you.

If you find yourself in Chittlehampton village we are only ¼ mile away, the directions are as follows: With the pub on your right drive out of the village bearing left up the hill. You will come to a 'tunnel' of trees with a pink thatched cottage on your left. Turn left at this junction towards Filleigh and Barnstaple. Following this lane, carry straight on over the first crossroads (Honey Beetle) and turn left at the next junction (Furze) and then almost immediately left into Lerwell Farm.

There is a large grey North Devon bin at the top of the drive.

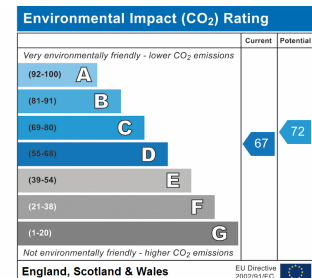
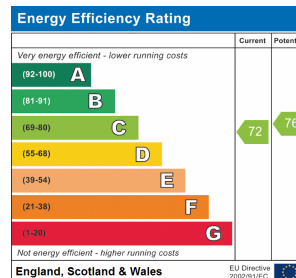


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2016



At John Smale & Co we don't just sell houses! ...

Contact us now for information on all of our other services including Residential and Commercial Lettings, Property Management, Commercial Property Sales, Probate Valuations, Independent Financial Advice, Energy Performance Certificates, Auctions and New Homes.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.