

CURZELAND COTTAGE

gth

BURRINGTON, DEVON





Curzeland Cottage, Burrington, Umberleigh, Devon, EX37 9LJ

Barnstaple 13.4 miles; South Molton 13.3 miles; Exeter 37.4 miles



A superb detached three bedroom character cottage that is partnered with a large barn (which benefits from planning permission to convert to a three bedroom annexe), stable, home office and a paddock. In total approximately 1.75 acres.

Freehold Guide Price £560,000

DESCRIPTION

Curzeland Cottage is a beautifully presented character cottage that comes adjoined with a paddock & a small stable block that makes it ideal for equestrian use. Planning permission was granted to the barn adjacent to the cottage to create additional accommodation and an annexe.

The accommodation is well proportioned and entered into a hallway with stairs rising to the first floor. On the left is the living room that benefits from a fire place with a woodburning stove, timber mantle and slate hearth. Following through the living room is located a lobby area that has floor to ceiling cupboards that are currently used for storage. Continuing into the vast kitchen dining room that has a vaulted ceiling and ample natural light that enters the room. It comes equipped with a Rayburn and electric oven with a hob above. All of the units within the kitchen can be moved to everyone's desire. The accommodation then leads through to the side boot room, ideal for country living, and a shower room with a WC.

Completing the ground floor accommodation is a double bedroom being located on your right as you enter the cottage, this room comes with ample understairs storage.

On the first floor is a split landing with two double bedrooms and a shared family bathroom all of which have amazing views of the valley and countryside. There is a large double bedroom that comes



with an integrated cupboard that holds the hot water tank. The second bedroom is a spacious double bedroom with ample room for a wardrobe and storage. The family bathroom is fitted with a modern suite.

OUTSIDE

The property is accessed by a long drive (shared with the 2 other properties) to the cottage that is located on the left with ample parking set in-front the cottage. Adjacent to the cottage is a large stone and cob barn that is currently being used as storage with the private water treatment plant located inside the barn. This barn comes with planning permission for a conversion into a three bedroom annexe.

To the rear of the cottage is located the matured large garden that is laid with lawn and comprising a level gravelled surface that is ideal for seating and hosting events. A gravel path leads to a seating area located on the far side of the garden that overlooks the barn and cottage.

There are gates from the garden through to the stable yard and also from the top of the lawn into the paddock. Adjoined to this is one stable block that is being used for storage but can be easily be repurposed back into a stable. The stables are conveniently located making ease of access to the field. The field is fully enclosed with areas that have been left to naturally flower and grow and have direct road access. In total the property is approximately 1.75 acres.

SERVICES & OUTGOINGS

We understand that the property has mains electricity, private water (borehole) and private drainage system. Oil fired central heating via radiators.

Council Tax: North Devon Council: Tax Band C

SITUATION

Curzeland Cottage is situated approximately 1 mile from the village of Burrington, which offers a community run village shop, a village pub and a church. The property is surrounded by picturesque North Devon countryside which provides a wealth of outdoor activities including walking, horse riding, cycling, sea, coarse and game fishing, and golf courses. The nearby popular small country town of Chulmleigh provides a thriving and very active local community



which has managed to retain a good range of local services. The town has highly regarded schools including pre-school and an Academy College providing primary and secondary levels, a sports centre, various shops, a health centre, dentist, public houses and restaurants and a historic town hall. Despite its rural position the town still enjoys easy access to the surrounding districts and further afield with the larger towns of South Molton, Barnstaple, Crediton and city of Exeter providing an extensive range of everyday shopping, banking, recreational and educational facilities. To the north the Exmoor National Park offers beautiful moorland scenery with many foot and bridle paths, whilst the stunning North Devon coast is easily accessible, with popular sandy beaches at Instow, Saunton Sands, Croyde Bay, Putsborough and Woolacombe.

DIRECTIONS

From our South Molton office leave the Square via South Street and head towards Chumleigh via the B3226 or towards Umberleigh on the B3227. From the A377 at Kingford take the turning signposted to High Bickington and Burrington. Continue to the top of the hill, turn left at Week Parks Cross and then take the next left at Week Cross towards Burrington. Continue for just over a mile and at Five Oaks Cross turn right signposted to Pavington. Stay on this lane for about two miles and the entrance drive that leads to Curzeland will be found on the left.

What3Words: ///violin.epic.uppermost

ADDITIONAL INFORMATION

Broadband: The current vendors use Airband that has a download speed of 40mbs.

Mobile Coverage: There is likely coverage via EE and Three with limited coverage via O2 and Vodafone. (Based on Ofcom data).

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%). (Gov UK data).

Construction Type: Main house is believed to be stone and cob with the extension believed to be cavity blockwork with a slate roof.



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

23 Broad Street, South Molton, EX36 3AQ

Email: residential.southmolton@gth.net

Tel: 01769 574500 | Ref: STM250158

GREENSLADE TAYLOR HUNT
www.gth.net

Umberleigh, Devon, EX37 9LJ

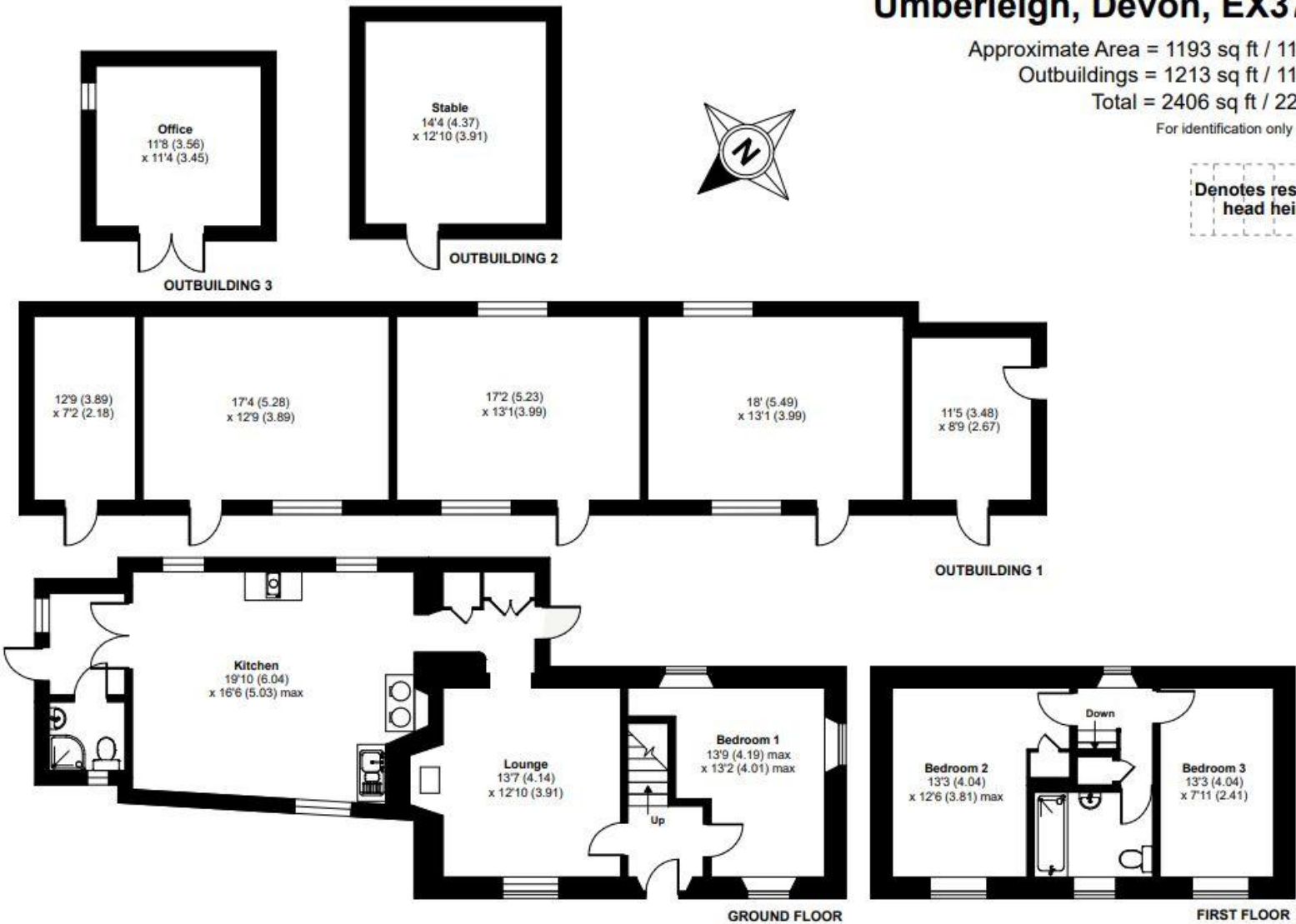
Approximate Area = 1193 sq ft / 110.8 sq m

Outbuildings = 1213 sq ft / 112.6 sq m

Total = 2406 sq ft / 223.5 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Greenslade Taylor Hunt. REF: 1315977



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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