MARSH COTTAGE

gth

BURRINGTON









Marsh Cottage

Burrington, Umberleigh, Devon, EX37 9JN

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

2 | 3 | 2 | 103 sq m

A charming three bedroom extended rural retreat with a delightful garden, parking and shared ownership of a 2 acre paddock and woodland, No onward chain.

Freehold Guide Price £350,000

DESCRIPTION

Marsh Cottage is a charming and characterful three-bedroom home, offering a peaceful rural lifestyle within an attractive courtyard setting of just four cottages. The property provides well-balanced and versatile accommodation throughout.

The ground floor features a welcoming reception room, which offers flexibility for a variety of uses and benefits from a wood-burning stove set on a slate hearth. Patio doors open directly onto the garden, creating an excellent connection between the indoor and outdoor spaces. This room flows through to the spacious open-plan kitchen, dining and sitting area, a particularly appealing space full of charm, featuring a further wood-burning stove and an attractive window seat.

The recently renovated kitchen is fitted with a range of wall and base units and provides space and plumbing for both a washing machine and dishwasher. A stable door offers access to the side garden, while stairs rise to the first floor. Completing the ground floor is the principal bedroom, served by an en suite shower room.

On the first floor, a galleried landing leads to two further bedrooms. Bedroom two is a generous double room with built-in wardrobes, while bedroom three is a comfortable single bedroom, also benefitting from built-in storage. The family bathroom is fitted with

a panelled bath, wash hand basin, WC and heated towel rail.

Overall, Marsh Cottage presents an excellent opportunity to acquire a delightful countryside home combining character features with well-proportioned living accommodation.

For layout and approximate room measurement please see the enclosed floorplan.

OUTSIDE

The front of the property benefits from an allocated parking space. Gated access leads to additional parking and the beautifully landscaped gardens beyond.

Enjoying a delightful riverside setting, the gardens are predominantly laid to lawn and have been thoughtfully designed to make the most of their surroundings. A patio seating area to the rear provides an ideal space for outdoor entertaining, whilst a private courtyard garden is situated to the side of the property. Further features include a summer house and useful storage shed.

Marsh Cottage enjoys shared ownership of approximately 2 acres of stream-bordered grassland and woodland, located close to the property, offering a wonderful natural amenity and further enhancing the appeal of this idyllic setting.

SERVICES & OUTGOINGS

Mains electricity, oil fired central heating, drainage to a private system and private borehole water.

Mullybrook Mill Management Company is responsible for the maintenance of the shared communal gardens, water borehole and foul drainage system. It is understood that an owner of each of the 4 properties is a director of the company and that there is a monthly Management Fee of £60.00 approximately.
Torridge District Council tax band C.

SITUATION

Marsh Cottage is situated approximately 1 mile from the village of Burrington, which offers a community run village shop, a village hall, public house 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

What3Words://///revamping.besotted.cultivation

ADDITIONAL INFORMATION

Broadband: Broadband is available—highest available download speed 21 Mbps, highest available upload speed 1 Mbps. (Based on Openreach data).

Mobile Coverage: There is very poor coverage via EE , THREE, O2 and Vodaphone. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider. (Based on Ofcom data). However WIFI calling is available with certain providers

Flooding: The property is in an area at a HIGH RISK from River/Sea
('High' means more than 3.3% chance of a flood each year.)
VERY LOW surface water flooding (defined as the chance of flooding each year as less than 0.1%)Gov UK data).

Covenant: There is a Holiday let restrictive covenant attached to this property.

Construction Type: cob / stone







VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

23 Broad Street, South Molton, EX36 3AQ

Email: residential.southmolton@gth.net

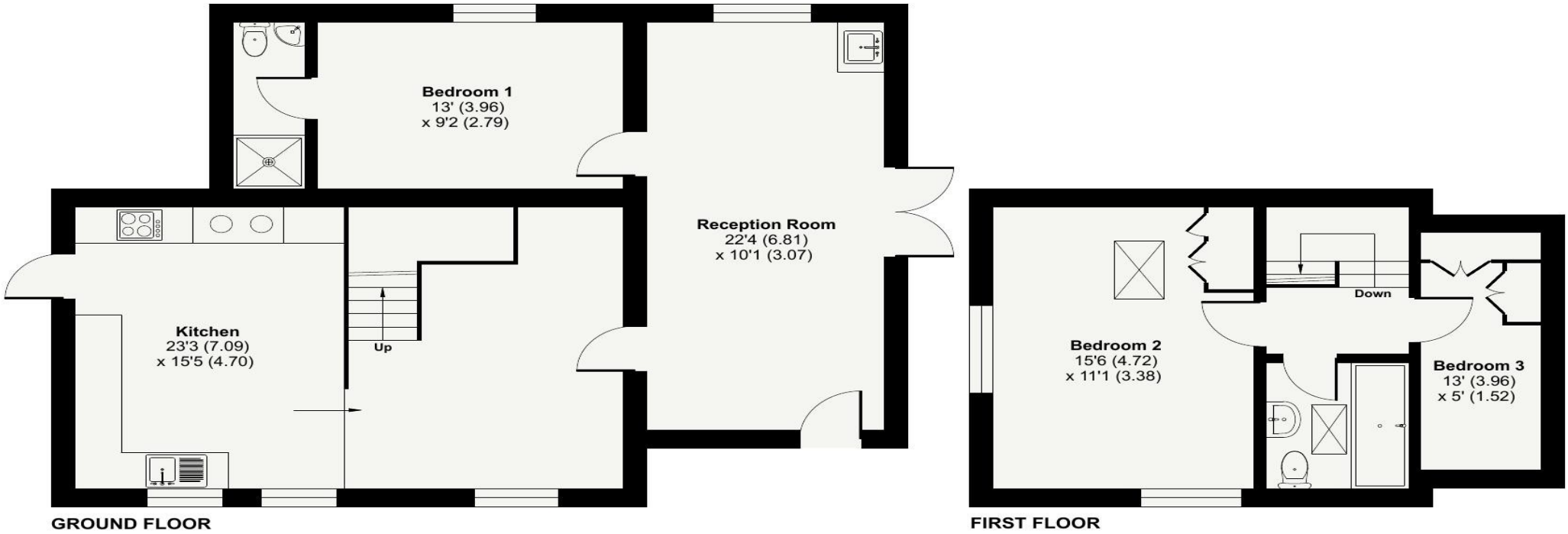
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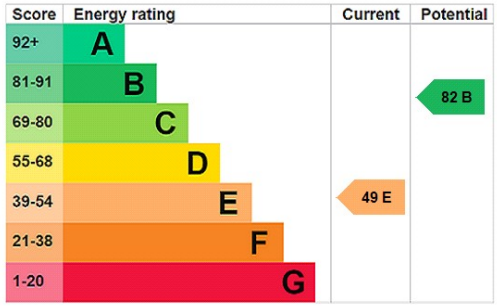
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www.gth.net

Marsh Cottage, Mullybrook Mill Burrington, Umberleigh, Devon, EX37 9JN

Approximate Area = 1119 sq ft / 103.9 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). Produced for Greenslade Taylor Hunt. REF: 1524495

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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.









