



PENNYFORD

Burrington - Devon



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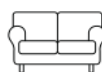
Burrington - Chulmleigh - Devon - EX37 9LN

Burrington 0.4 Miles; South Molton 12.6 miles; Barnstaple 12.8miles; Exeter 26.8 Miles



Nestled in the rolling Devon countryside, just outside the picturesque village of Burrington, this enchanting Grade II listed three bedroom chocolate box cottage offers a rare opportunity to own a quintessential country retreat with around 6.14 acres of land and outbuildings. No onward chain.

Freehold Guide Price £495,000



2



3



2



122 sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 23 Broad Street, South Molton, Devon EX36 3AQ

Tel: 01769 574500 Email: residential.southmolton@gth.net

INTRODUCTION

An enchanting three bedroom chocolate box cottage offering a rare opportunity to own a quintessential country retreat with around 6.14 acres of land and outbuildings. Brimming with character, this delightful Grade II listed home boasts exposed beams, a thatched roof, inglenook fireplace, and stunning rural views.

DESCRIPTION

Pennyford is nestled within its own grounds and whether you're looking for a family home, smallholding package, or countryside escape, this idyllic cottage is a true gem in the heart of Devon.

The cottage is generous in size, and is believed to date back to the 1800's in parts and has been sympathetically enlarged over the years, and in 2022 the ridge and porch thatch were replaced. The accommodation, whilst perfectly habitable, does now require updating.

The accommodation is well proportioned and arranged over two floors. Entered via a pitched roof porch and then into the kitchen diner. The kitchen has a wonderful limestone tiled floor, oil fired Rayburn and a range of base units. Stairs rise to the first floor. Leading off to the right hand side is the living room, a wonderful character room with a superb inglenook fireplace with a woodburning stove and a bread oven. To the left hand side of the kitchen is the inner hallway with a shower room off of and a dining room completing the ground floor. This room is a versatile space and could also be used as a fourth bedroom.

To the first floor there is a galleried landing with the bedrooms leading off of. Bedroom one is a good sized double bedroom with fitted furniture and benefits from an



ensuite bathroom. Bedroom two is also a double size bedroom with a built in wardrobe and bedroom three is a single bedroom currently used as a home office.

For the accommodation layout and approximate room measurements please refer to the enclosed floorplan.

OUTSIDE

Pennyford is nestled within its own grounds behind a gated entrance, with a delightful raised patio seating area wrapping around to the front aspect followed by a large lawned area. There is a stream to the front of the garden as well as being bordered by

a beech hedge and stone wall. Within the garden are numerous outbuildings including a stone built workshop attached to the right hand side of the cottage and two further detached stone outhouses. There is also a well in the front garden.

Across the lane is a gated private drive leading to further outbuildings. There is a two storey barn which is accessed on the ground floor into a store room and to the first floor by internal steps and ground level access from the land, this space was formally used to house goats. At the end of the drive is a two bay car port with a further lean to on the right

hand side. There is also a dilapidated double garage (no roof). The land extends in total to around 6.14 acres and consists of a gently sloping paddock with direct road access which is currently used for grazing. The meadows are beautiful with dammed ponds and fringed by beautiful unspoilt woodland consisting of mainly deciduous species such as oak, ash, beech, hazel and holly, with a variety of wild spring flowers, including primroses, daffodils, and bluebells. The woodland affords tremendous wildlife, conservation and amenity appeal, exhibiting an abundance of wildlife, with tracks and pathways providing charming walks. A natural stream runs down through the woodland, feeding into a pond situated on the edge of the gardens. There is also a further paddock that has direct access from the drive and to the former goat house and this has currently been left for rewilding but could easily be returned to further grazing. In total, Pennyford extends to approximately 6.14 acres.

SERVICES & OUTGOINGS

We understand that mains electricity is connected. Drainage to a private system. *Please note, the drainage and water system are not compliant with current regulation and will require upgrading and prospective purchasers should carry out their own investigations. The property is offered to cash buyers only due to mortgage lenders criteria's.*

Council Tax: North Devon Council—Band E

SITUATION

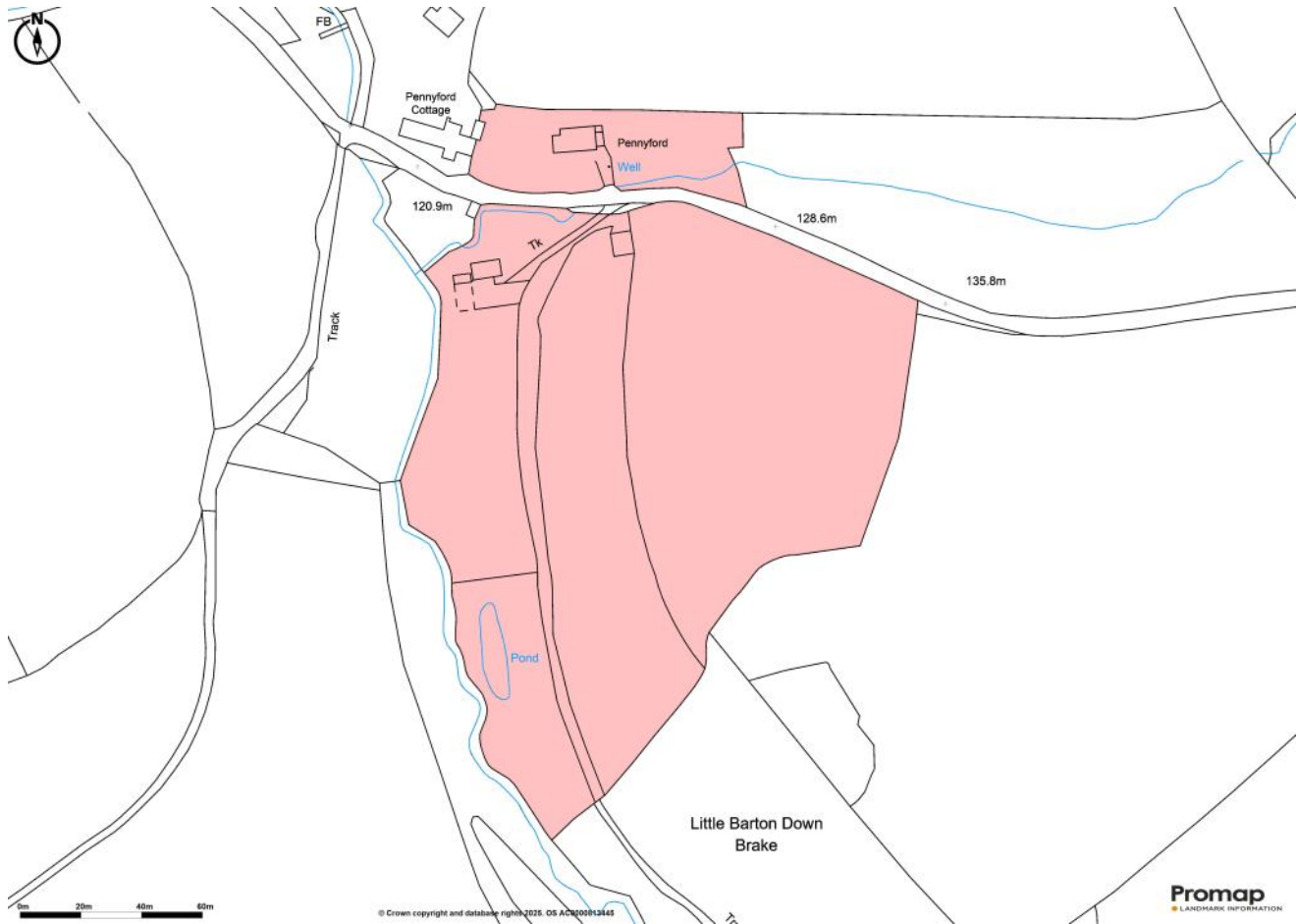
Situated in a tranquil, semi-rural setting, the property offers peace and privacy while remaining conveniently close to local amenities. The charming village of Burrington is just a short walk away, with nearby Chulmleigh offering a range of shops, pubs, and schools. The market towns of Barnstaple and South Molton are within easy reach, and the stunning North Devon coastline is just a scenic drive away. Lying between Exmoor and Dartmoor, in the heart of Devon, the property is surrounded by gently undulating and unspoilt countryside, affording an agricultural landscape of mainly pasture and arable land interspersed with an abundance of pretty wooded valleys. The small town of Chulmleigh provides a thriving and

very active local community which has managed to retain a good range of local services including highly regarded primary and secondary schools, a sports centre, post office, various shops, a health centre, dentist, public houses, restaurants and a historic town hall. Nearby Winkleigh also provides a primary school, parish church, doctors surgery and selection of local shops.

Despite its rural position the property still enjoys easy access to the surrounding districts and main routes of communication with the A377 providing an easy link to the larger towns of South Molton, Barnstaple Crediton and Exeter, all providing an extensive range of commercial, educational and recreational facilities.

From Tiverton the A361 provides quick and easy access to the M5 motorway (Junction 27). There are nearby rail stations on the Barnstaple to Exeter (Tarka) line at Eggesford and Kings Nympton. Main line rail services are available at Exeter and Tiverton Parkway, with international airports at Exeter and Bristol.

To the north east and south respectively the Exmoor and Dartmoor National Parks offer beautiful moorland scenery with many foot and bridle paths, whilst to the north west are the popular sandy beaches of Instow, Saunton Sands, Croyde Bay, Putsborough and Woolacombe. The surrounding countryside provides a wealth of recreational activities including walking, horse riding, cycling, fishing on the rivers Taw and Mole, and



golf courses at The Mole resort and Libbaton.

DIRECTIONS

What3words:/// funds.comenced.market

From South Molton head south easterly out of the town on the B3226 signed Crediton. Follow this road for about 9 miles and at the junction with the A377 at Fortescue Cross, turn left towards Exeter. After approximately 1 mile turn right at Colleton Mills signed for Burrington. Continue along this road, into the village of Burrington. As you get into the village, just after the church turn left down a country lane. Continue down the hill for about 0.4 miles whereupon the entrance to the property will be found.

ADDITIONAL INFORMATION

Broadband: FTTC—Fibre broadband is available—highest available download speed 76 Mbps, highest available upload speed 15 Mbps. (Based on Openreach data).

Mobile Coverage: Likely outdoor coverage available via EE and O2, limited coverage available via Three and VODAFONE. No indoor coverage. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider. (Based on Ofcom data)

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

Construction Type: Stone and cob.

SPORTING & MINERAL RIGHTS

The sporting and mineral rights across the holding, in so far as they are owned, will be included in the freehold sale.

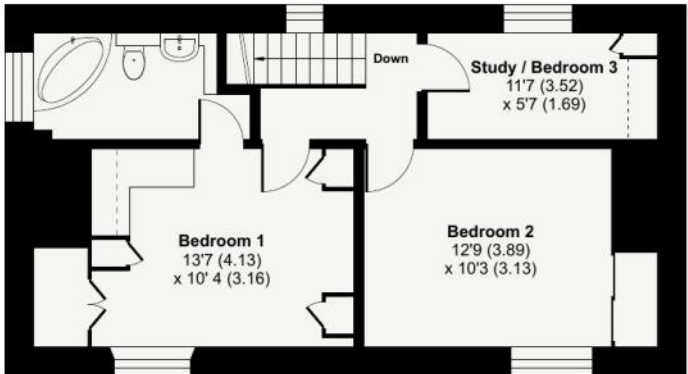


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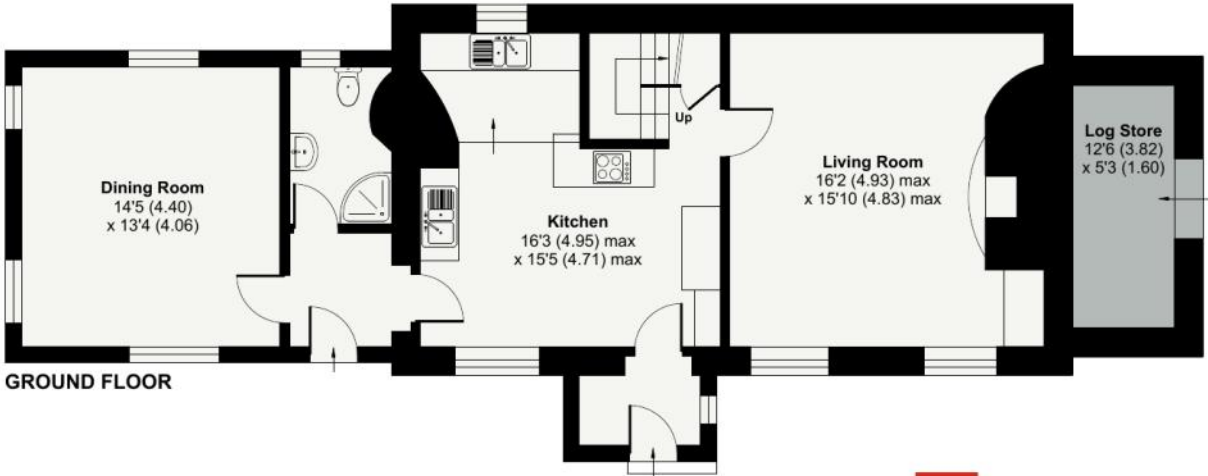
Approximate Area = 1296 sq ft / 120.4 sq m
Limited Use Area(s) = 12 sq ft / 1.1 sq m
Outbuilding = 66 sq ft / 6.1 sq m
Total = 1374 sq ft / 127.6 sq m
For identification only - Not to scale



Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025.
Produced for Greenslade Taylor Hunt. REF: 1250235



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	19	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.

