



Yonder Cottage

East Worlington, Nr Crediton, Devon EX17 4UA

Guide Price ~ £500,000

- A detached country cottage
- Three/Four Bedrooms
- Two Bathrooms
- Large Garden



THE KEENOR ESTATE AGENT



SITUATION Yonder Cottage is situated in an outstanding semi-rural position on the outskirts of the small picturesque village of West Worlington in central Mid Devon approximately 3 miles west of Witheridge which offers a good range of local facilities including a Post Office, Village Hall and two public houses. There is a good primary school at East Worlington (part of Chulmleigh Academy) and there is a school bus from Drayford which takes the children to secondary school at Chulmleigh. A wider range of facilities can be found at Chulmleigh, approximately 8 miles to the west, including a butcher, post office, a delicatessen, a grocers shop, a hairdresser, a garage, three local pubs, an Indian restaurant, a Church, an 'Outstanding Ofsted' primary school, an excellent secondary school and a community run Sports Centre, all part of the Chulmleigh Academy. The larger towns of Tiverton to the east and South Molton to the north both lie approximately ten miles away from Worlington and offer a more comprehensive range of shops and facilities including supermarkets, solicitors, accountants, a secondary schools, Leisure Centres, and a good farmers market. The cathedral city of Exeter lies further to the south and offers all the shops and services one would expect from the county's principal city. Road Link is via the A361, which can easily be accessed at Tiverton providing a fast route to the M5.

There are excellent recreational and sporting facilities in the area with Fitness Centres in Crediton, and High Bullen offering well equipped fitness suites, swimming pools, golf courses and tennis. There are further community run sports facilities in Chulmleigh and Winkleigh, fishing in the rivers Little Dart, Taw and Torridge, near-by golf courses at High Bullen, Down St Mary and Crediton, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately an hours drive.

DESCRIPTION Yonder Cottage is a most attractive Grade

II Listed country cottage situated in an outstanding peaceful rural location in the heart of Mid Devon. The property is of traditional stone and cob construction under a thatched roof which has recently been partially re-thatched and re-ridged, all with rendered and colour washed elevations and traditional multi-pane windows throughout, whilst at one end there is a more recent single storey lean-to timber extension under a tiled roof encompassing the Utility Room. Internally the well laid out accommodation is arranged over two floors with two stair cases and briefly comprises a Kitchen/Breakfast Room, a Sitting/Dining Room, a Snug/Bedroom 4 and a Shower Room, whilst on the first floor there are three further Bedrooms and a family Bathroom. Yonder Cottage benefits from all the character and charm one would expect from a property of this style and period including the original exposed stone fireplaces in the Kitchen and the Sitting Room, traditional beamed ceilings throughout as well as many internal period doors, whilst modern additions include oil fired central heating throughout, a super bespoke oak Kitchen with easily controllable oil fired Rayburn well as a wood burner in the Sitting Room. Outside Yonder Cottage is approached over a quiet country lane which gives access to a concrete parking area, allowing enough space for at least three cars an access into the large Garage/Workshop. Beyond the parking area there is a part sloping and part terraced garden which lead along the rear of the cottage to a wider area of level lawn bordered by post and rail fencing to the rear and mature hedging to the front. The gardens back onto open farmland and allow lovely far reaching wooded views down the picturesque and peaceful Little Dart Valley, create a wonderful addition.

ENTRANCE From the parking area a wooden pedestrian gate opens onto paved path which leads up to the half-glazed stable style Front Door, opening into the

KITCHEN/BREAKFAST ROOM A good sized dual aspect room with traditional multi-pane windows to the front and

rear, allowing lovely rural views. The Kitchen is fitted with a range of bespoke light oak units to three sides under a granite worksurface with tiled splashbacks, including and incorporating a Belfast sink with mixer tap. On one side there is an inset 'Neff' five ring ceramic hob whilst in one corner and set into the original fireplace is an oil-fired Rayburn for cooking and room heating with inset heavy beam over and original bread oven door to one side. The Kitchen also benefits from an integrated fridge, a range of drawers and some matching wall cupboards. At the side of the fireplace a strip pine door opens into an Under-stairs Airing Cupboard housing a factory lagged hot water cylinder with electric immersion heater. The Kitchen is finished with inset ceiling downlighters, a ceramic tiled floor, and a traditional beamed ceiling. In one corner stairs lead to the First Floor Landing, whilst on one side a further strip pine stable style door opens into the

SITTING/DINING ROOM Another good sized dual aspect room with multi pane windows to the front and rear, once again allowing lovely rural views with radiators below. On one side is the original exposed stone fireplace housing a cast iron multi-fuel stove with inset heavy beam over and original bread oven to one side. The Sitting Room is finished with two inset ceiling beams, a radiator, TV point and some feature display niches fitted with shelving. On one side a wide archway leads through to a

STUDY AREA with window to the rear overlooking the Garden with radiator below and an overhead cupboard housing the electric meters and fuse boxes. On one side a door leads to a second set of stairs leading to the First Floor whilst to the rear a further door leads into the

HALL with radiator to one side, fully glazed multi pane door leading out to the Garden, further doors to the Shower Room and Bedroom 4, coat hanging space and smoke alarm.

SNUG/BEDROOM 4 Currently used as a sewing/hobby room with recessed multi pane window at one end with

radiator below and hatch to roof space.

SHOWER ROOM Another dual aspect room with recessed windows to the front and side and matching white suite comprising a fully tiled shower cubicle housing a 'Mira Sport' electric shower with glazed shower screen to one side; a low level WC; and a pedestal wash hand basin with tiled splashbacks. The Bathroom is finished with a radiator and a 'Dimplex' electric fan heater.

FIRST FLOOR LANDING Returning to the study area, a door opens onto stairs leading to the First Floor Landing with doors to the Master Bedroom and

BEDROOM 3 A good sized single Bedroom with window to the rear overlooking the garden, radiator and ceiling beam. In one corner a door opens into a useful storage cupboard fitted with shelving.

MASTER BEDROOM A very large double Bedroom with window to the rear overlooking the Garden with radiator below. On one side are a range of built in wardrobes fitted with hanging rails and storage shelving, whilst at one end a door opens onto the remainder of the landing with further doors to Bedroom 2 and the Bathroom and stairs which return to the Kitchen

BEDROOM 2 Another double Bedroom with window to the rear overlooking the Garden with radiator below and exposed central ceiling beam.

BATHROOM With partially tiled walls and fitted suite comprising a panel bath with side handles and stainless steel mixer tap with handheld shower attachment; pedestal wash hand basin; and low level WC. In one corner is a useful storage cupboard, electric heater, and multi-pane window to the front with radiator below.

OUTSIDE From the quiet country lane a concrete drive and parking area allowing enough space for at least three cars





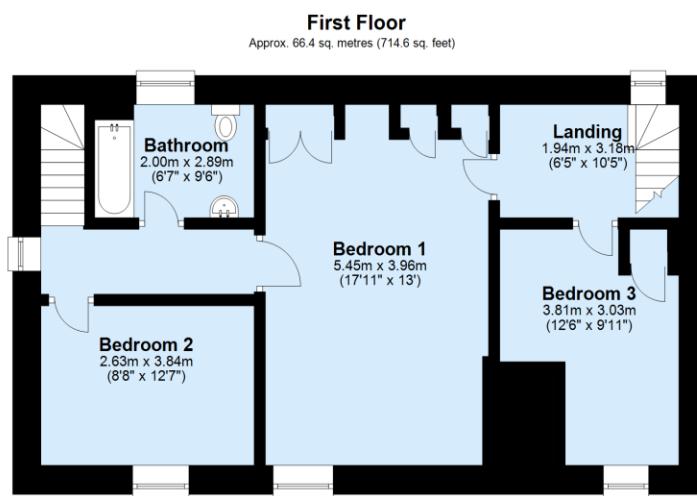
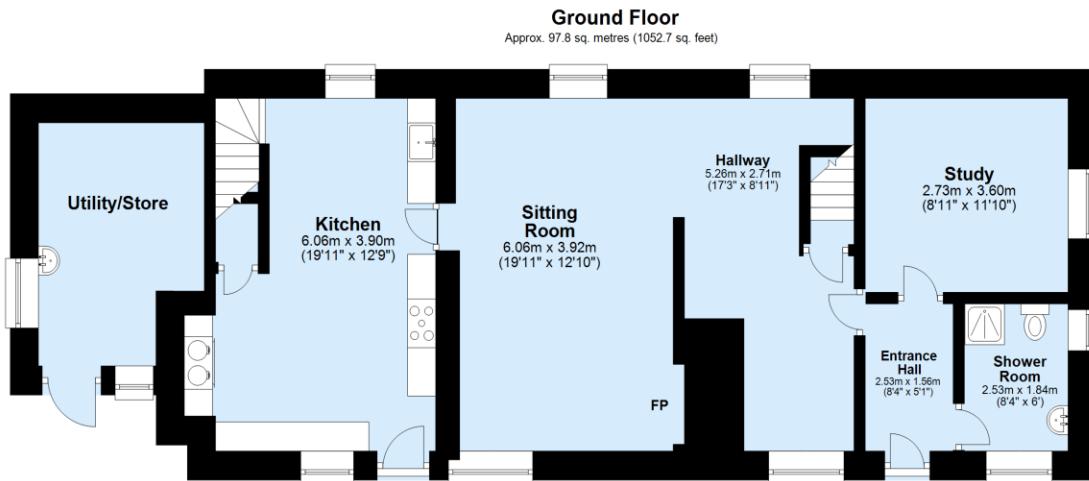


gives access to a large Garage/Workshop with metal up and over vehicular door, wooden pedestrian door, light and power connected and concrete floor. From the parking area a wooden pedestrian gate gives access to a paved path and cobbled path leading along the rear of Yonder Cottage to the door into the Hall and the door into the Kitchen. Beyond the cobbles are a series of raised terraces and paths which have been planted and landscaped to create a pretty Cottage Garden including some stone steps and a gravelled seating area. At either end of the terraced garden there are good sized areas of lawned gardens which are bordered by post and wire fencing to the rear and clipped hedging to the front.

At the rear of the Garage there is a flat paved seating area giving access to a timber summerhouse creating a lovely Summer Seating area and allowing lovely wooded river valley views down the River Dart. Returning to the paved path by the Front Door which continues down to a lean to Utility Room, which is of dry lined timber construction under a ceramic tiled iron roof, being a useful addition with space and plumbing for the washing machine, dishwasher and tumble dryer and space and points for fridges and freezers. In corner is the 'Grant' oil fired boiler providing domestic hot water and servicing radiators. The Utility Room also benefits from a range of shelving, a pedestal wash hand basin with hot and cold water taps, separate pillar tap for the garden, a central ceiling light, and concrete floor. The paved path continues past the Utility Room and gives access to a useful timber lean to Storage Shed with concrete floor, formerly a single Garage with log store and electricity and light connected. At one end a wooden vehicular door gives access out onto the road and a further concrete parking area for one car.

SERVICES Mains electricity, mains water and septic tank drainage. Oil Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations.

VIEWINGS Strictly by appointment through the agent. Out of Hours Please Call 01769 580024



Total area: approx. 164.2 sq. metres (1767.3 sq. feet)

For identification purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND
Tax band E

TENURE
Freehold

LOCAL AUTHORITY
North Devon District Council

OFFICE
Bonds Corner House
Fore Street
Chulmleigh
Devon
EX18 7BR

T: 01769 580 666
E: enquiries@keenors.co.uk
W: www.keenors.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.