



The Old Post Office

Burrington, Devon EX37 9JG

- Substantial Grade II Listed Cottage
- Situated in the heart of the village
- Four/Five Bedrooms
- Pretty Courtyard Gardens

Guide Price ~ £350,000



THE KEENOR ESTATE AGENT



SITUATION Burrington is a small village set in the heart of rural Devon offering local facilities including a village shop and a church whilst the nearby town of Chulmleigh offers a wider range of facilities and amenities including a good range of local shops including a shop, butcher, bakery, dairy, newsagent, hairdressers etc, along with both a primary school and secondary school/community college, health centre, dental surgery, Post Office, churches, library, two public houses, a community run Sports Centre and a short 18 hole golf course. The market town of South Molton to the north and Crediton to the south both offer a more comprehensive range of facilities and the local railway station at Eggesford, 2 miles, provides a rail link between Exeter and Barnstaple. Road link is via the A377 or the North Devon Link Road, which can be easily accessed at South Molton. Barnstaple, North Devon's regional centre, and the Cathedral and University City of Exeter both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, providing a fast Intercity rail link to London Paddington, are both approximately forty-five minutes drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a range of Leisure Centres at Tiverton, Crediton and Barnstaple, near-by tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, further near-by golf courses at Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devons scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION The Old Post Office is a substantial Grade II Listed family home situated in the centre of the quiet village of Burrington just off the village square and adjacent

to the Church. The property dates back to the 1700's and is believed to have had a varied history including being used as a surgery for a travelling dentist, a cobblers shop and more recently as a village shop and Post Office. In the 1930's, the shop keeper installed a generator and sold electricity to the villagers who could afford it! The house is very well presented throughout and is of traditional stone and cob construction under an asbestos tiled roof with rendered and colour washed elevations and traditional multi pane wood windows throughout. At one end of the house there is an attached two storey stone barn, formerly the cobblers shop, which could be incorporated into the accommodation subject to any necessary planning consents and building regulations. Internally the versatile and hugely adaptable accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Sitting Room, a Study/Bedroom 5, a Dining Room, a Kitchen, a Downstairs Wet Room, a Utility Room and a Rear Hall, whilst on the first floor there are four Bedrooms and a Bathroom. The Old Post Office benefits from all the character and charm one would expect from a property of this style and period including traditional exposed stone fireplaces, attractive beamed ceilings, and the original multi-pane windows on the front elevation, whilst modern additions include a well equipped Wet Room on the ground floor and oil fired central heating throughout. Outside and to the front of the property there is a pretty cobbled courtyard creating a lovely private Summer seating area and providing access to the two storey stone barn, whilst at the end of the cottage there is a further walled courtyard giving access to the Back Door into the Rear Porch and a further single storey Workshop.

ENTRANCE From the village road the original half glazed Front Door opens into the

ENTRANCE HALL with doors to the Utility Room and Sitting Room and stairs leading straight to the First Floor Landing, radiator.

SITTING ROOM A good sized light and airy room with traditional beamed ceiling, two windows to the front allowing good natural light and doors to the Dining Room and Study. On one side there is an exposed stone fireplace with space and point for an electric fire, slate hearth and wooden mantle over, whilst in one corner there is a slate plinth providing space and point for a TV. The Sitting Room is finished with a radiator and three double wall lights.

STUDY with beamed ceiling, window to the front and original exposed stone fireplace to one side with slate hearth and inset heavy wooden beam over. The Study is finished with a radiator.

DINING ROOM A good sized dual aspect room with windows to the front and side and old strip pine doors to the Wet Room, Kitchen and Rear Hall. On one side is the original exposed brick fireplace with tiled hearth suitable for a wood burner (subject to your own inspections), whilst on the opposite side there is a useful walk in under stairs storage cupboard. The Dining Room is finished with a beamed ceiling and a radiator.

REAR PORCH being half glazed with plant shelf to one side, ceramic tiled floor and half glazed door out to the Rear Courtyard Garden

KITCHEN/BREAKFAST ROOM fitted with a range of matching light oak units to two sides under a roll top work surface with tiled splash backs including and incorporating a single drainer one and a half bowl stainless steel sink unit with mixer tap set below a window to the front overlooking the courtyard garden. At one end there is an inset four ring ceramic hob with attractive display recess to the rear and extractor hood over, set between a range of matching wall units, whilst in one corner there is an eye level stainless steel single oven and grill set on a stone plinth with cupboard below. The Kitchen is finished with space and plumbing for a washing machine, space and point for an under counter fridge, further window to the rear, beamed

ceiling, inset ceiling down lighting, and radiator. In one corner is a half-glazed door opening into the cobbled courtyard at the front of the house.

WET ROOM with fully tiled walls, nonslip flooring covering with drain and matching white suite comprising a low level WC, a wall mounted wash hand basin and a wall mounted 'Mira Advance' electric shower with glazed shower screen to one side. The Wet Room is finished with a 'Dimplex' electric wall heater, an extractor fan, a radiator, and a window to the side with tiled sill. At the rear a door opens into the

UTILITY ROOM formerly the Post Room with attractive bay window to the front with window seat below, space and point for a fridge freezer, storage cupboard to one side and 'Worcester' oil fired boiler providing domestic hot water and servicing the radiators. In one corner a door returns to the Entrance Hall.

STAIRS AND LANDING From the Entrance Hall, stairs with wooden hand rail to one side lead straight to the split level First Floor Landing with strip pine doors to Bedrooms 1, 3, 4 and Bathroom, electric meters and fuse boxes, radiator and two windows to the rear.

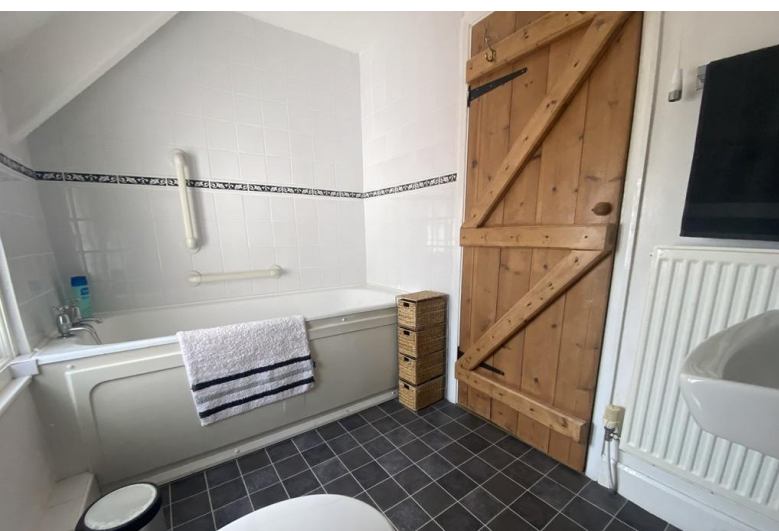
BEDROOM 1 A large double bedroom with two windows to the front and a door to one side leading into Bedroom 2. On one side there are two built-in Cloaks Cupboards, whilst to the rear there is a Walk-in Airing Cupboard housing a factory lagged hot water cylinder with electric immersion heater and range of slatted shelving and hanging rail. The Bedroom is finished with a radiator.

BEDROOM 2 Another double bedroom being dual aspect with windows to the front and rear and radiator.

BEDROOM 3 A good sized double bedroom with window to the front, built-in wardrobe in one corner, radiator and hatch to roof space and traditional beamed ceiling.







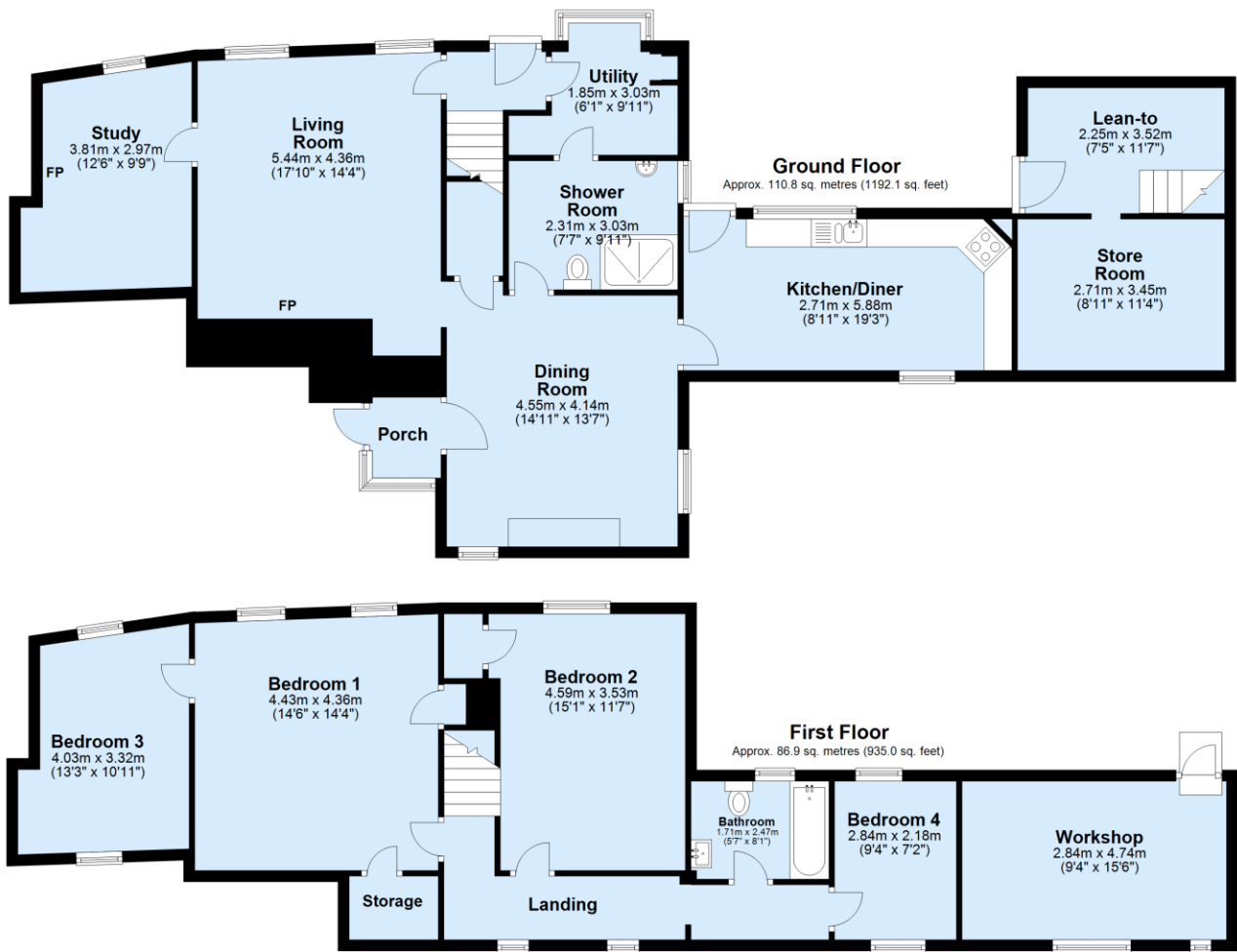
BEDROOM 4 A single dual aspect bedroom with windows to the front and rear and radiator to one side.

BATHROOM with partially tiled walls and matching white suite comprising a panel bath with stainless steel pillar taps; a low level WC; and a pedestal wash hand basin with radiator to one side. The Bathroom also benefits from an obscure glazed window to the front, and an extractor fan.

OUTSIDE From the road a pedestrian gate opens into the Courtyard Garden at the front of the property which is partially cobbled and gives access to the door into the Kitchen and the door into the attached two storey Barn which is currently used as a Workshop and for Storage but was formerly the Cobblers Shop and houses the well and the pump. The Barn could be incorporated into the existing accommodation if so desired, subject to necessary planning permissions and building regulations. At the end of the house double wooden gates lead into a further enclosed Courtyard Garden which gives access to a detached single storey Workshop and the Back Door into the Rear Porch. This Courtyard is laid to concrete and very private creating a lovely Summer Seating Area.

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

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



Total area: approx. 197.6 sq. metres (2127.1 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		73
(55-68)	D	58	
(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 D (£2,140.90 p.a.)

TENURE

Freehold

LOCAL AUTHORITY

North Devon District Council

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only 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