



## 6 The Village, Wembworthy, EX18 7RZ

Guide Price £285,000



## 6 The Village

Wembworthy, Chulmleigh

- Semi detached village cottage
- 3 bedrooms and first floor bathroom
- Non listed
- Ample living spaces (extended)
- Garage and off-road parking
- Courtyard garden
- Large detached allotment style garden (30m x 10m)

Wembworthy is a pretty village on the boundary of Mid and North Devon. It's got a great community and being only a couple of miles from the A377 and Tarka Line station at Eggesford, it's a quiet countryside village without being too isolated. The town of Chulmleigh is less than 10 minutes too for primary and secondary schooling.







The cottage is semi-detached, not listed and has been extended over the years and now presents as a spacious, character cottage that has plenty of internal space on offer. A real selling point will be the mains gas central heating as half of Wembworthy benefits from being on the gas network. There's a good sized living room with a large inglenook fireplace and open fire. A separate dining area opens into the kitchen, making it a sociable space. This in turn opens out onto the courtyard garden which is secure and ideal for those with younger children or pets. On the first floor are the 3 bedrooms (one being used as a study) and the family bathroom. Adjoined to the side is a useful garage too with access from both sides. Externally, there's a small area of garden to the front with off-road parking for 1 vehicle in front of the garage (further on street parking is freely available locally). The courtyard style garden at the side/rear offers seating areas and gravelled beds, easy to maintain and useable all year around. A short walk away in the village is an additional piece of land which is a glorious oasis. It's a wonderful allotment style garden with ample room to grow and play. There's a timber summer house, vegetable plots and lawns and at about 10m x 30m, it's a great size. Having this in addition to the dwelling really makes both work well.

Agents Note: The cottage is available without the additional garden if desired – see separate listing or ask agents for more information.



Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon

Approx Age: 1850

Construction Notes: Cob/stone under slate roof

Utilities: Mains electric, gas, water, telephone & broadband

Drainage: Mains

Heating: Mains gas central heating and open fire

Listed: No

Conservation Area: No

Tenure: Freehold

DIRECTIONS : For sat-nav use EX18 7RZ and the  
What3Words address is ///catchers.nests.plates

but if you want the traditional directions, please read on.

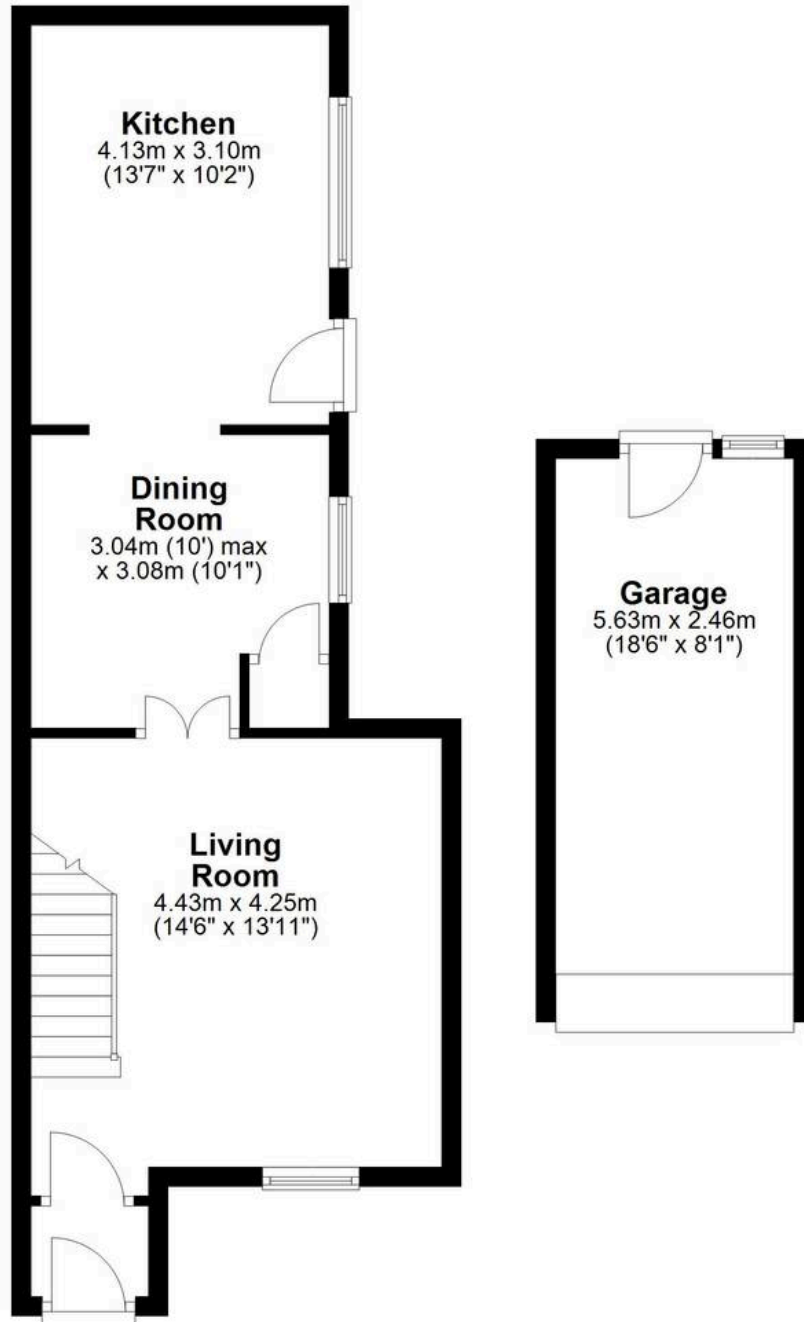
If entering the village from Eggesford on the A377,  
proceed past the church on your right and the property  
will be found on the left after approx. 150m





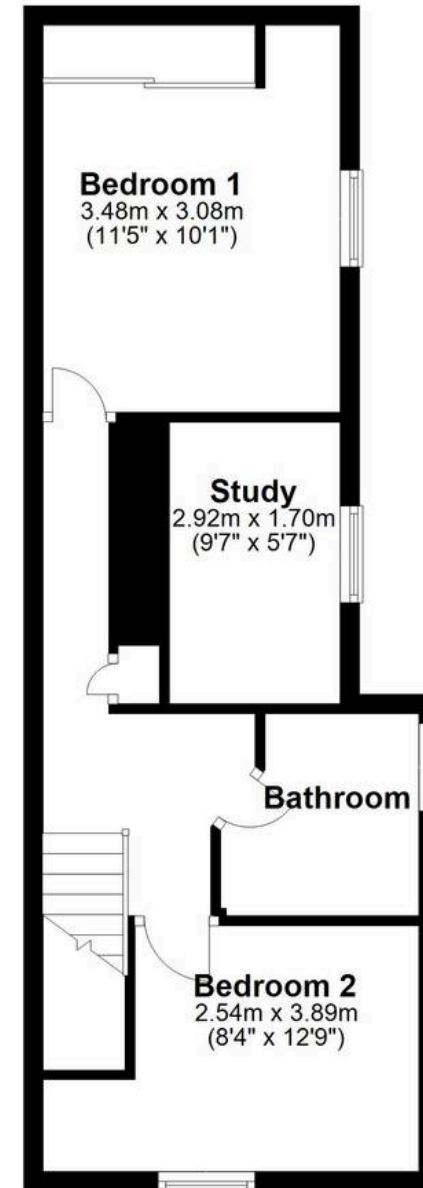
## Ground Floor

Approx. 57.1 sq. metres (614.4 sq. feet)



## First Floor

Approx. 40.3 sq. metres (433.6 sq. feet)



Total area: approx. 97.4 sq. metres (1048.0 sq. feet)





# Helmores

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