



3 Toits Cottages

Umberleigh

**BUSHNELL
& GREEN**
PROPERTY AGENTS

3 Toits Cottages

Umberleigh, EX37 9DB

South Molton about 8 miles
Barnstaple about 8 miles

- THE GOOD LIFE – ample scope for self sufficiency
- Overlooking the picturesque Taw Valley
- Peaceful location
- South facing 2 bedroom character cottage
- Sitting room with inglenook fireplace
- Well equipped Kitchen
- 20ft Summer house, home office and outbuildings
- Radiator central heating and double glazing
- Gardens and woodland
- Off road parking
- About 0.6 acres in all

Price Guide: £270,000



THE OWNERS LOVE...

The amazing wildlife including our woodland Tawny Owls. Walks along the River Taw and the village community, tranquil location, big skies and good neighbours!

SITUATION

This attractive character cottage is one of just three in an idyllic rural setting and from its slightly elevated position, enjoys lovely views across the Taw Valley which is designated as an Area of Great Landscape Value. It is about ¼ mile from the village of Umberleigh which is conveniently situated equidistant between South Molton and Barnstaple. The village boasts a popular pub/hotel offering salmon fishing on the River Taw, primary school and railway station on the picturesque 'Tarka Line'. There is a lively village community with many local activities in the village hall. Both the railway line and nearby A377 provide good access to North Devon's regional centre, Barnstaple and the Cathedral town of Exeter. Barnstaple, at the

head of the Taw Estuary, enjoys an excellent range of local and national high street shops, banks, schooling and leisure facilities. The historic market town of South Molton provides good amenities including a supermarket, local shops, banks, PO, health centres and a popular twice weekly local produce market. There are schools for all age ranges and access to the North Devon link road which gives a quick route to M5. South Molton is known as the gateway to Exmoor National Park. The area offers a wealth of outdoor pursuits including horse riding, walking, cycling and with Highbullen Golf & Spa facility nearby. The spectacular North Devon coast is just a short drive.

THE PROPERTY

3 Toits Cottage is a delightful, south facing attached period cottage believed to date back some 250 years but having been much improved. It boasts many character features, but now benefits from central heating via traditionally styled radiators and double glazed uPVC windows. Despite its charm, the property is NOT listed.



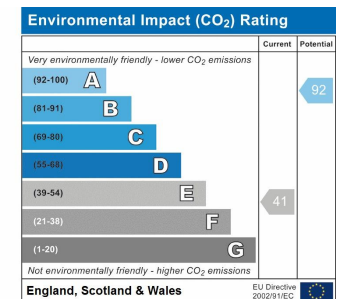
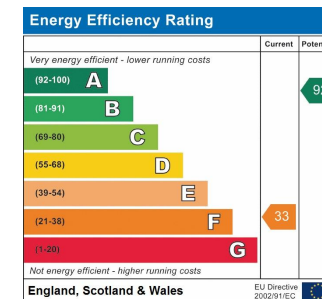


Accommodation

Open fronted **PORCH** with seat to the side and traditional door to: **SITTING ROOM** 14'0 x 13'9 max (4.26m x 4.2m) Dual aspect and having an Inglenook fireplace with Bressumer beam over, original bread oven and inset log burner with exposed stonework to this wall. Window seat. Tiled floor. Staircase to first floor with storage cupboard under and door to kitchen.

KITCHEN 15'1 x 7'3 (4.60m x 2.22m) With double aspect windows and door leading to the garden. Fitted with a range of updated country style floor cupboards with light marble working surfaces over, white porcelain bowl sink and drainer with marble splashback, integrated fridge and freezer, concealed space and plumbing for washing machine and space for range cooker. Tiled floor. Outlook to the rear garden and down the valley. Inset spotlights.

FIRST FLOOR Landing with wide floorboards and window overlooking the rear garden. Deep airing cupboard fitted slatted



shelves and factory lagged cylinder with immersion supplying hot water. Trianco Aztec electric boiler providing central heating.

BEDROOM 1 14'3 max x 10'6 max excluding wardrobe (4.35m x 3.2m) A delightful double room with lovely views and dual aspect windows with deep window sills. Large built in double wardrobe. Traditional feature fireplace with Bressumer beam over. Wide floorboards

BEDROOM 2 7' x 7' 0 excluding wardrobe (2.28m x 2.14m), with window looking down the valley and fitted wardrobe. Wide floorboards.

BATHROOM Attractively refitted with a modern white suite comprising a panelled bath having a fully tiled surround and Mira shower over, wash hand basin over a vanity unit and close coupled WC. Heated towel rail. Tiled floor underfloor heating. Access to loft space.

OUTSIDE

A shared driveway leads up to the cottage, which also which incorporates a little used footpath which passes to the front of the property and goes up the drive to the side of woodland. Parking is available in this area. One of the main attractions of 3 Toits Cottages is the pretty gardens and adjacent woodland. To the front of the cottage there is a courtyard area laid with traditional cobblestones. Attached to the cottage is a very useful **Workshop/Store** about 13' x 6'7 (3.95m x 2.0m) and there is also a further log store and tractor shed. A water pump, UV filter and PH system for the private water supply is housed in separate wooden shed to front of property. Accessed from either the back door or from front of the property is the partly wooded rear garden on several levels. In an elevated position, the timber **Summer House** 19'7 x 9'5 (5.96m x 2.86) has additional storage to the rear. This delightful dual aspect building is fully insulated and has double glazed oak framed windows from where the wonderful views over the valley can be enjoyed. It also boasts a covered verandah to the front. Steps lead up to a timber **Home Office** 6'6 x 7'5 (2.38m x 2m) which is again fully insulated and has power, light, telephone and Broadband presently connected. The former original wooden privy 7'0 x 4'0 (2.14m x 1.2m is now a useful garden/tool shed. A pathway leads up to the level vegetable garden set in the highest and sunniest part of the property and incorporating a greenhouse, raisedbeds, fruit trees and soft fruit and again taking in the views. From here there is access back to the front of the cottage. On the opposite side of the driveway is about 0.4 acres of deciduous mixed (designated ancient) woodland which adjoins further woodland. The woodland provides ample fuel for the wood burning stove and is a delightful spot in which to get away from the hustle and bustle of modern life and enjoy the tranquillity and local wildlife. There may also be an option to buy into the adjacent woodland of some 30 acres and part owned by the vendors.

AGENTS NOTE: The cottage already benefits its own vegetable growing area, fruit trees, wood and water supply and has private drainage, it is considered that the inclusion of photovoltaic panels to the south facing roof, would enable to property to be virtually self sufficient, in many areas.

Services: Shared private water and drainage, mains electricity. LPG gas connection. **Council Tax:** Band B. **EPC F.**

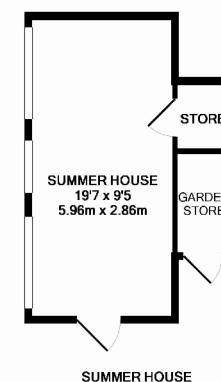
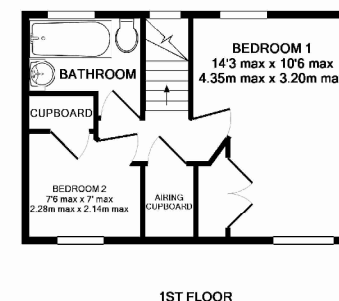
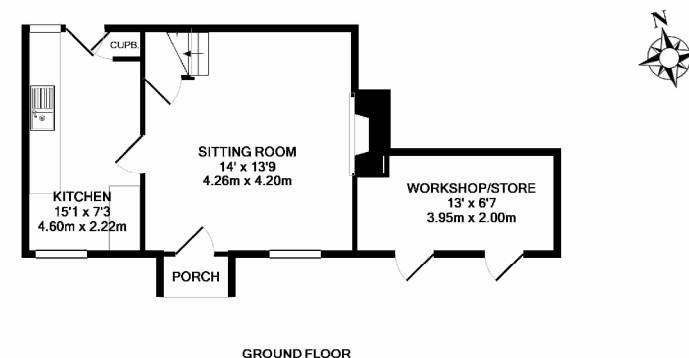
DIRECTIONS

From South Molton leave the town via West Street (B3227) signed to Umberleigh. Proceed for about 7 miles which will bring you down a hill into Umberleigh passing the Primary School on your left. Turn left immediately before the river bridge, signposted to Warkleigh. Follow this lane for approximately 0.75 miles passing a row of terraced houses as you travel up the hill and along the river valley. Toits Cottages can be seen on the left accessed via a gated lane and no. 3 is the higher of the cottages.

Measurements: All measurements are approximate. While we endeavour to make our particulars accurate and reliable, if there is any point which is of particular importance please contact us and we will be pleased to provide further information, particularly if you are travelling some distance to view.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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