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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & Wales		EU Directive 2002/91/EC	

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PENNY COTTAGE, OLD SCHOOL LANE, FREMINGTON, BARNSTAPLE, DEVON, EX31 3AZ

A fabulous 4 Bedroom Character Cottage with extensive beautifully landscaped gardens in sought after Fremington village. Many authentic features, including original beams, doors and window seats and a superb Inglenook fireplace. Spacious and versatile 4 Bedroom and 3 Reception Accommodation with scope for Annexe. Mature lawns, stream bordered orchard and walled rose Garden.

£415,000

COUNCIL BAND C

- Delightful 4 Bedroom, 3 Reception Room Character Cottage
- Located in a traditional Village land at Fremington
- Fine Landscaped Gardens with stream bordered orchard.
- Spacious and versatile interior with scope for Semi Separate Annexe
- Original beams, exposed trusses and planked doors with original ironmongery
- Fine Inglenook fireplace feature
- Gas central heating with combi boiler
- Available for the first time in 40 years
- Unique and individual period property
- Internal viewings strictly by prior appointment, accompanied only please



BATHROOM

White suite with corner bath, pedestal hand basin and low level WC. Attractive half tiled walls, electric heated towel rail, fan heater and exposed stone wall feature.

SITTING ROOM 14'0" X 13'8" (4.27M X 4.17M)

Full of character this is a delightful room with an impressive Inglenook fireplace feature complete with exposed stone work, bread oven and bresummer beam, fitted gas fired wood burning stove, exposed ceiling beams and Yorkshire casement window and window seat. Radiator and planked door leading through to the

KITCHEN-BREAKFAST ROOM 15'8" X 16'0" MAX (4.78M X 4.88M MAX)

Fitted with base and wall mounted units and work top including an inset single drainer bowl and half sink unit, electric hob and high level double oven. Plumbing for dishwasher and space for appliances. Radiator, window over looking the garden, glazed door to Conservatory and stable door to

DINING ROOM 6'2" X 12'7" PLUS RECESS (1.88M X 3.84M PLUS RECESS)

Character casement window and window seat, radiator, recess with shelving.

CONSERVATORY 13'5" X 7'10" (4.09M X 2.39M)

With quarry tiled floor, windows over looking the garden and glazed door to garden.

AGENT'S NOTE

The following accommodation currently arranged as a Lounge, Utility with secondary staircase to the Guest Bedroom could easily be used as Semi Separate Annexe perfect for those wishing to accommodate older children yet to fly the nest or Granny.

LOUNGE 22'11" X 13'1" (6.99M X 3.99M)

Spacious L shaped room with fireplace feature and wood-burner, dual aspect window and French doors for direct access to the garden, secondary staircase leading to the first floor, under stairs storage cupboard. Door to

UTILITY ROOM 6'6" X 4'11" (1.98M X 1.50M)

Fitted with a base and wall mounted units including a single drainer stainless steel sink unit and plumbing for washing machine.

FIRST FLOOR

Secondary landing with excellent range of useful storage cupboards and wardrobes with sliding doors and radiator.

GUEST BEDROOM (BEDROOM TWO) 14'9" X 13'1" OVERALL (4.50M X 3.99M OVERALL)

L shaped room maximum measurements. With dorma window to rear, radiator and door to

EN SUITE BATHROOM

With double walk in shower cubicle and shower with tiled walls and glass doors, hand basin and low level WC

FIRST FLOOR MAIN LANDING

With stairs up from main hall. Casement window and window seat with shutters. Old planked doors with original ironmongery and beams.

BEDROOM ONE 16'0 X 14'3" (4.88M X 4.34M)

With original planked door and casement window overlooking the garden, radiator connecting door to

BEDROOM THREE 15'8" X 13'5" (4.78M X 4.09M)

With casement window and window shutter, exposed roof trusses with pegged joints, radiator connecting door to Bedroom Two and also to the secondary landing

BEDROOM FOUR 8'0" X 7'6" MAX (2.44M X 2.29M MAX)

With planked door, radiator and window over looking the garden.

OUTSIDE

The gardens lie to the rear of the property and enjoy a sunny aspect. They are beautifully landscaped being fully enclosed and including an expanse of lawn with stepping stone path, and paved patio sitting and entertaining areas. Attached arbour with Virginia Creeper and Jasmine. A variety of shrubs and bushes plus stone shed. Arched gateway to orchard area with apple trees and stream border.

LARGE GREENHOUSE 16' X 12' APPROX (4.88M X 3.66M APPROX)

Leading to a fine walled garden with many rose beds.

An absolutely splendid Character Cottage with a whole host of authentic period features offering spacious 4 Bedroom and 3 Reception Room Accommodation, potential for dual occupation and featuring beautifully kept lawned Gardens with stream bordered orchard and walled rose Garden.

The property is located within Old School lane, a conservation area in the heart of the sought after village of Fremington. Traditionally constructed of local stone and cob, the property has a natural slate and part thatched roof and is being offered for sale for the first time in 40 years. The present owner has retained many original features and in fact discovered the previously hidden Inglenook fireplace which with its bread oven, beam and gas fired wood burner is now a central feature of this lovely character home.

The extended accommodation currently provides 4 Bedrooms with En Suite and Family Bathrooms, 3 large Reception Rooms, Study, Utility Room and Conservatory. It would easily lend itself to dual occupation as there are two staircases and the accommodation is capable of providing a Semi Separate Annexe perfect for those with older children waiting to fly the nest or Granny Annexe.

An internal inspection will reveal an extensive range of impressive period features including the many old planked doors with original ironmongery exposed beams and roof trusses with pegged joints. There are also some fine Yorkshire casement windows and window seats.

Externally the large Rear Garden is another undoubted feature beautifully kept and landscaped with an expanse of lawn, patios and honeysuckle clad arbour with door leading down to tucked away stream bordered orchard. 16ft Greenhouse, large walled rose Garden & pergola.

Fremington is an increasingly popular village located just 4 miles from Barnstaple, North Devon's regional shopping and employment centre. The village as an excellent range of local facilities including a post office and store, hairdressers and some local pubs and restaurants. There is a medical centre and bowling green and easy access to the Tarka Trail with its fabulous estuary walks and cycle path. The beach and water sports at Instow are a just 3 miles away and the market town of Bideford is also easily accessible.

In all an authentic Period Cottage with great charm and character and delightful Gardens in a sought after village location and highly recommended for internal viewing.

GROUND FLOOR

HALL

With braced hardwood door and with period ironmongery, exposed ceiling beams, coats cupboard with planked door radiator. Planked Latch door with small lobby and stairs to first floor and similar door leading to

REAR PORCH

With part glazed door to garden and doors also leading to

STUDY 4'11" X 7'2" (1.50M X 2.18M)

With window to Conservatory

