



Venlake Cottage

Venlake Cottage, Rose Ash, South Molton, Devon, EX36 4RA



South Molton 6 miles Tiverton 13 miles
Barnstaple 17 miles

A spacious detached bungalow
with large gardens and a fine
outlook over open fields

- Spacious detached bungalow in a large plot
- Fine views over adjoining farm land
- Dining Room
- Kitchen and Utility
- Sitting Room
- 3 Bedrooms (1 en-suite)
- Double Garage and Parking
- Large Gardens
- Freehold
- Council Tax Band D

Guide Price £475,000

Situation

Venlake Cottage is set on the edge of the small rural village of Rose Ash which has a village hall. The nearest amenities are available in the next village of Bishops Nympton (3 miles) which has a village hall, shop/post office and primary school. The local market town of South Molton is only six miles and offers an excellent range of everyday services including good shopping and social facilities, schooling to secondary level and weekly stock and award winning pannier markets. The A361 (North Devon Link Road) provides excellent access to the regional centre of Barnstaple to the west and to Tiverton and the M5 motorway (Junction 27) to the east where there is a main line railway station at Tiverton Parkway on the London Paddington line. Both Exmoor and Dartmoor National Parks, as well as the renowned north Devon coastline are within easy reach by car.

Description

Of cavity block construction under a tiled roof, Venlake Cottage is a spacious, detached bungalow set on the edge of a peaceful village and offers well-presented accommodation which has been slightly extended by the current owners. The bungalow is set in a large plot (0.22 acres) of mainly level gardens and has the benefit of a double garage and plenty of parking.

Accommodation

The front door leads into the HALL with CLOAKROOM off. The hall opens into a DINING AREA/ROOM with glazed double doors leading into a large, double aspect SITTING ROOM with fine views to the rear, fireplace with slate hearth and wood burning stove and glazed sliding door to the garden. The KITCHEN, which has been extended by the current owners, has a tiled floor and is fitted with modern units with worktop over, stainless steel sink with mixer tap, dishwasher, space for a range type cooker and plumbing for washing machine. Matching wall cupboards, An opening leads through to UTILITY/BOOT ROOM with a tiled floor and glazed sliding door to outside

BEDROOM ONE is a double room with fitted bedroom furniture, lovely views and a fully-tiled EN-SUITE SHOWER ROOM with shower cubicle, WC and wash basin. BEDROOMS 2 and 3 are both double rooms with fitted wardrobes. Formerly a bathroom, the SHOWER ROOM has an airing cupboard and is fitted with a large shower cubicle, WC and pedestal wash basin.

Outside

A double timber gated entrance leads onto a good-sized parking and turning area to the front and also

leads to a DOUBLE GARAGE. To the front the garden is mainly laid to lawn and enclosed by a post and rail fence. The rear garden is also mainly lawn has a particularly open aspect with fine views over adjoining farmland. There is an area of patio and a polytunnel. In total the whole property extends to just over a FIFTH OF AN ACRE.

Services

Mains water and electricity. Private drainage system (septic tank and soakaway). Oil-fired central heating via radiators. Mobile - Likely outdoors from all major providers (Ofcom). Broadband - Standard available (Ofcom).

Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

From South Molton take the B3227 out of the town and on entering Bish Mill take the right turning signposted to Bishops Nympton and Rackenford. Continue on this road and take the first right turn after Ash Mill (signed West Ford). Continue for about three quarters of a mile up the hill into Rose Ash. Continue straight on at the junction and the property will soon be found on the left.

Alternatively from Tiverton take the A361 signposted to Barnstaple and after about eight miles at Moortown Cross turn left signposted to Rose Ash. Continue on this road for about two miles and at Five Cross Way continue straight on to Rose Ash. On entering the village, keep left at the junction and the bungalow will soon be found on the left.

What3words Ref: lipstick.rock.airbrush





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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