



Millwoods



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Colleton Mills, Umberleigh, EX37 9ET

Chulmleigh 1.5 miles South Molton 9.5 miles Barnstaple 15 miles

An attractive detached house for modernisation set in a large plot of mature gardens and grounds

- Attractive detached house (formerly two cottages)
- Kitchen
- Four Bedrooms
- Large Mature Gardens (0.59 acres)
- Freehold
- Would benefit from modernisation
- Four Reception Rooms
- Bathroom
- Outbuildings and Parking
- Council Tax Band C

Guide Price £395,000

Situation

Millwoods is set in an accessible location in the highly attractive Taw Valley. The property is handily placed to local centres with good amenities available in the small local town of Chulmleigh (1.5 miles) which include a variety of shops, churches, post office, health centre, primary and secondary schools and local pubs. The larger market town of South Molton (9.5 miles) provides access to the North Devon Link Road and the M5 (Junction 27) is approximately 13 miles to the north. The regional centre of Barnstaple (15 miles) offers a further range of facilities and commercial venues. The Cathedral City of Exeter is some 25 miles distant to the south east. Kings Nympton Station which lies on the picturesque Exeter to Barnstaple railway, The Tarka Line, is only a mile away.

The property is approximately equidistant between Exmoor and Dartmoor National Parks and there is also a wide array of forestry walks and outdoor pursuits available in the local area. The renowned North Devon Coastline with its wide sandy beaches is within easy reach by car.

Description

Of brick construction under a slate roof, Millwoods is an attractive detached house that would benefit from some modernisation and was once a pair of former railway workers' cottages. Although currently used as one home, the property could easily revert to dual-family occupation as two cottages if required. The house is set in a large plot of mature gardens and grounds with parking and useful outbuildings.



Accommodation

Starting at the western end of the house, an open porch and front door leads into a small STAIR HALL. To the left is the KITCHEN which is fitted with a range of units with worktops over, stainless steel sink, electric cooker point with hood over, plumbing for washing machine, space for fridge and fitted wall cupboards and shelves. Off the kitchen is a CLOAKROOM with WC. The DINING ROOM has a fireplace fitted with a Rayburn with cupboards and shelving to the left, fitted corner cupboards and under stairs cupboard. The LIVING ROOM has a tiled fireplace with wood-burning stove and a wide archway leads through to the SITTING ROOM with tiled fireplace with inset electric stove. The STUDY has a fireplace and small range cooker with shelving to the right, fitted corner cupboards and under stairs storage area. A secondary STAIR HALL with another front door to the outside and door into a UTILITY/STORE with door to outside and fitted worktop.

The FIRST FLOOR LANDING is served by two staircases at either end. There are FOUR BEDROOMS and a BATHROOM with panelled bath with electric shower over, WC and corner wash basin.

Outside

The property is approached off the road over a driveway that leads past the rear of the house to a parking area to the western end. There is an open CAR PORT (20'2" x 10'4") with a WORKSHOP (20'2" x 8'3") to the side. To the rear of the car port is an aluminium-framed GREENHOUSE (18'8" x 6'). There is a further stone OUTBUILDING (16'10" x 8'6").

The house sits in a large plot of sheltered mature gardens and grounds, mainly laid to lawn interspersed with mature trees and shrubs and bounded by mature hedges and trees. In total the property extends to 0.59 ACRES.

Please note that there is a secondary driveway that also provides access to the property.

Services and further information

Mains electricity and water, private drainage system (mini treatment plant, shared with one other property).

Mobile - Coverage is available from all major providers (Ofcom).

Broadband - Standard and Ultrafast is available (Ofcom).

Title - A small section of the land is registered as possessory title. The property has been owned and occupied by the current owner for approximately 55 years without dispute. Further information is available upon request.

Viewing

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

Directions

From the A377 at Colleton Mills take the turn to the East, signposted to Burrington and the entrance to the property is immediately on the left.

What3words Ref: trudges.dumplings.thank



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 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		

29 The Square, South Molton,
EX36 3AQ

south-molton@stags.co.uk
01769 572263

