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Lamb Cottage





South Molton 5.5 miles Barnstaple 9 miles

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## A charming semi-detached character cottage with delightful gardens

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- Charming Grade II listed period cottage
- Open plan kitchen/sitting room
- Garden Room / Snug (former bedroom)
- 2 Double Bedrooms
- Shower Roomn
- Large mature gardens
- Useful garden buildings
- Total about a quarter of an acre
- Freehold
- Council Tax Band C

Guide Price £325,000



### Situation

Lamb Cottage is situated in the rural hamlet of Charles which is set above the Bray valley. The village of Brayford on only a short distance away and has a primary school and village hall. The property is well-placed for access to the local market town of South Molton which offers a good range of facilities together with schooling to secondary level. The regional centre of Barnstaple is 9 miles and houses the area's main business, commercial, leisure and shopping venues. The North Devon Link Road is approximately 4 miles and provides a route to rail links at Tiverton Parkway on the London Paddington line.

Exmoor National Park is only a short distance offering excellent riding, cycling, walking and other country pursuits and the North Devon coast with its dramatic coastline and the wide sandy beaches of Saunton Sands, Croyde, Putsborough and Woolacombe are within easy driving distance.

### Description

Lamb Cottage forms part of the historical farmstead of Charlestown Barton and is just one of three properties, which have been tastefully and extensively restored to a high standard. Set in a south facing position, the cottage is well-presented throughout and has good-sized gardens to the rear.

### Accommodation

The front door leads to an enclosed PORCH with a slate floor. Steps and a part glazed door lead into the open-plan KITCHEN/LIVING ROOM also with a slate floor throughout. The LIVING AREA has a large stone fireplace with bread oven and wood burning stove, display alcove to the right, stairs to the first floor and wide opening leads through to the KITCHEN AREA which is fitted with a range of oak fronted units with polished granite worktops, ceramic sink unit with mixer tap, integrated washing machine, Rangemaster electric range cooker with hood over and matching wall units. Stairs lead up to the SITTING ROOM / GARDEN ROOM (formally a bedroom) with slate floor, display recess and fitted furniture/shelving. Part glazed double doors to the garden.

Three steps lead up to a galleried LANDING with access to the TWO DOUBLE BEDROOMS and the SHOWER ROOM with tiled shower cubicle, WC, vanity wash basin and heated towel rail.

### Outside

There is parking for two cars at the front and side of the cottage. To the rear are the delightful mature gardens, with a paved/slated seating area to the rear. There is a productive vegetable/kitchen garden and areas of wildflower meadow. Three walls of a former stone barn create a sheltered level seating area and a lovely woodland walk section. There is a timber-framed SUMMERHOUSE/OFFICE (11'10 x 11'9) with insulated walls and roof, power and light. Further timber framed garden shed.

### Services

Mains electricity, shared private water and private drainage system.  
Oil-fired central heating via radiators (Boiler two years old).  
Allocated parking for two vehicles.  
Mobile - Good coverage from all major providers (Ofcom).  
Broadband - Standard and Ultrafast available (Ofcom).  
Construction - Stone and cob under slate.

### Viewing

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

### Directions

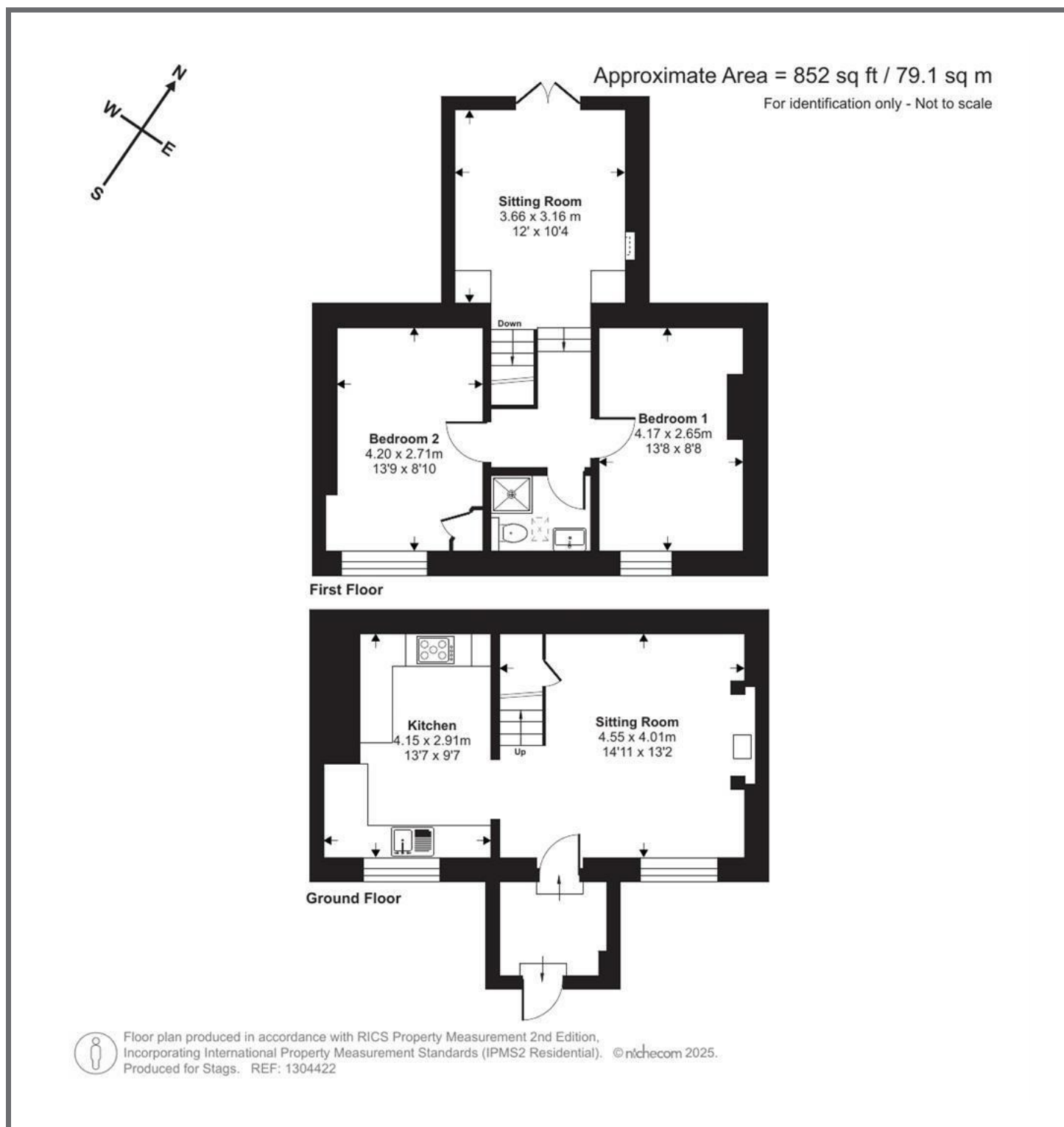
From The Square in South Molton take the B3226 out of town towards Barnstaple and at Aller Cross roundabout on the North Devon Link Road (A361) go straight across taking the Brayford/Blackmoor Gate exit onto the A399. Follow this road for approximately 3.3 miles and at Newtown Bridge Cross, take the left turn signposted to Charles. Drive up the hill and just before the village the driveway leading to Lamb Cottage will be found on the right.

What3words Ref: unlucky.node.mute









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                                   |  |                         |           |
| (48-54) E                                   |  |                         |           |
| (35-47) F                                   |  |                         |           |
| (2-34) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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