

Ashley Cottage, Wembworthy

STAGS

Ashley Cottage,

, Chulmleigh, Devon EX18 7RH

Winkleigh 1.5 Miles, Okehampton 14 Miles, Exeter 25 Miles.

A chain free, five bedroom detached cottage set in approximately 1.5 acres with gardens, paddock and outbuildings.

- Two Reception Rooms and Conservatory
- Five Bedrooms (One En Suite)
- Stables, Agricultural Building and Paddock
- No Chain
- EPC Band C
- Kitchen/Breakfast Room and Utility Room
- Bath and Shower Room
- Approximately 1.5 Acres In Total
- Freehold
- Council Tax Band F

Guide Price £510,000

SITUATION

The property is located in a semi rural position, lying approximately 2.5 miles from Winkleigh. The village of Winkleigh lies amidst rolling Devonshire countryside and offers a good range of facilities including village stores, Post Office, butcher, primary school, preschool, two public houses, veterinary surgery, doctors surgery and village church. There are a range of community activities for all ages, based around the community centre, village hall and sports hall. The village also has good local transport services with multiple daily buses to Exeter and Barnstaple and also a service to Okehampton some 11 miles away and situated on the northern fringes of the Dartmoor National Park. Okehampton has an excellent range of shops and services, and supermarkets including a Waitrose, modern hospital, leisure centre and expanding sixth form college. From Winkleigh the town of Crediton is also easily accessible and the cathedral and university city of Exeter, with its M5 motorway, mainline rail and international air connections, is within easy driving distance. In addition, the north coasts of Devon and Cornwall are easily accessible with attractive beaches and delightful coastal scenery, whilst the Torridge Valley offers many opportunities for fishing and outdoor pursuits together with walking and cycling on the Tarka Trail.

DESCRIPTION

A spacious, individual detached residence offered with no ongoing chain. The property offers two reception rooms in the original part of the house, both with attractive fireplaces. Further rooms on the ground floor include a conservatory overlooking the front garden, a shower room/WC and utility room. A more modern extension completes the ground floor which houses a light dual aspect kitchen/breakfast room with gas fired AGA. On the first floor is a generous family bathroom and five bedrooms, the main bedroom offers an en suite bathroom and attractive views. Externally there are gardens to both front and rear and a detached garage. Directly opposite the house is a former stable block and agricultural building, suitable for a variety of different uses. whilst there is ample parking and an enclosed paddock suitable for equestrian, livestock or leisure purposes. In total the land and gardens extend to approximately 1.5 acres.







ACCOMMODATION

Stable door to KITCHEN/BREAKFAST ROOM: A light dual aspect room with an extensive range of timber, base cupboards and drawers with wood block surfaces over. Inset sink and double drainer. Brick fireplace with Esse gas stove. Tiled floor, space for table, archway with former bread oven to side and open aspect to UTILITY ROOM: Window to rear aspect, fitted worktop with cupboard under and space for tumble dryer and washing machine. Tiled floor. DINING ROOM: Feature brick fireplace with inset stove, low-level cupboards and shelving. Bay window to front aspect. REAR HALL: Timber floor, door to side porch and further doors to. CONSERVATORY: Of timber and glazed construction with glazed roof. French doors to garden. Tiled floor. SITTING ROOM: Feature brick fireplace with mantle and stove. Window to front aspect. SHOWER ROOM: Corner shower cubicle with mains fed mixer shower, WC, pedestal wash hand basin. Tiled floor, opaque window to rear. INNER LOBBY: Staircase to first floor, window to rear aspect. FIRST FLOOR LANDING: Access to loft space, doors to. BEDROOM 1: A light dual aspect room with window to front and French doors to Juliet balcony. Door to EN SUITE BATHROOM: Panelled bath with mixer shower attachment. Pedestal wash basin, WC panelling to half wall, window to rear aspect. BEDROOM 2: With window to front aspect, ornate cast iron fireplace, wood floor. BEDROOM 3: Window to front aspect. BEDROOM 4: Window to front garden. BEDROOM 5: Window to the rear aspect, fitted shelving. FAMILY BATHROOM: Freestanding bath with Victorian style mixer shower attachment, vanity wash basin, WC. Double shower cubicle with mixer mains fed shower. Wood floor, window to rear aspect. Fitted airing cupboard with linen shelving. Door to boiler room with fitted gas 'Ideal' boiler.

OUTSIDE

To the front of the house is an enclosed lawned garden with mature shrub and tree boundaries, adjoining patio area and exterior tap, Stone GARDEN SHED and timber SUMMER HOUSE (in need of repair) At the side is an enclosed concrete area with double gates to the lane, giving access to the kitchen door, rear courtyard and porch. Attached to the far side is a useful cob and stone STORE. GARAGE: Of block and stone construction with up and over door and light and power connected, a door to the side opens to a further lawned garden are with trees and GREENHOUSE.

Directly opposite the house is an additional area of parking. Within this area are block built STABLES: Comprising three loose boxes and front tack room area with windows to front and stable doors to side. Light and power connected. On the far side of the parking area is a further AGRICULTURAL BUILDING of steel and galvanised construction, suitable for livestock, horses or workshop space. Light and power connected. A gate from here and the parking area opens to a fenced paddock area, again suitable for horses, livestock or leisure purposes.

SERVICES

Mains water, gas and electricity. Private Drainage (Type, health and compliance with general binding rules is unknown). Purchasers to satisfy themselves with their own inspection.
Broadband Coverage: Standard up to 7 Mbps, You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE and Airband. Information from Ofcom.
Mobile Coverage: EE, 3 and Vodafone: good outdoor. Information from Ofcom.

DIRECTIONS

For Sat Nav purposes, the postcode is EX18 7RH.
what3words gained.heartburn.sunshine

AGENTS NOTE

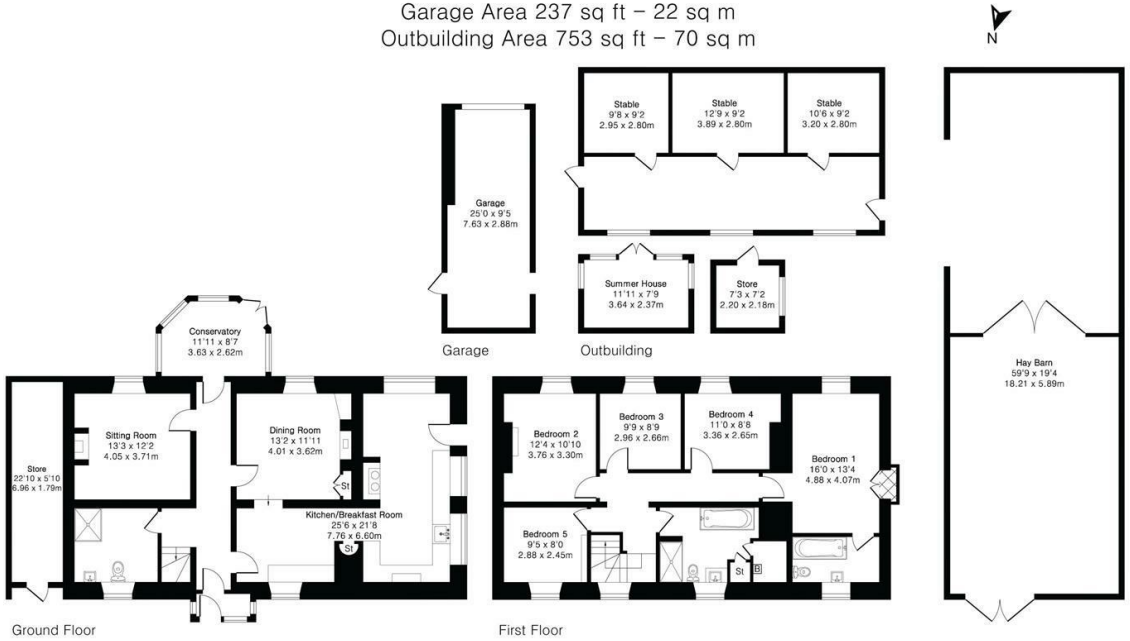
One of the neighbouring properties is a Game Farm, which breeds Pheasants and Partridge.





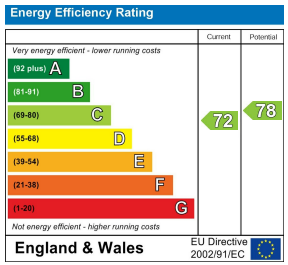


Approximate Gross Internal Area 2164 sq ft - 201 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 1233 sq ft – 115 sq m
First Floor Area 931 sq ft – 86 sq m
Garage Area 237 sq ft – 22 sq m
Outbuilding Area 753 sq ft – 70 sq m



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.

STAGS



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