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Changing Lifestyles

Church View Cottage
Atherington
Umberleigh
Devon
EX37 9HY

Offers In Excess Of: £350,000
Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Church View Cottage, Atherington, Umberleigh, Devon, EX37 9HY

A CHARMING DETACHED COTTAGE WITH SIZEABLE, LEVEL GARDENS



- 3 Bedrooms (1 located on the ground floor)
- Dining Room – providing a welcoming setting for family meals & entertaining guests
- Cosy Living Room with log burning stove & traditional bread oven
- Kitchen / Breakfast Room overlooking the garden
- Potential guest suite or holiday let, subject to consents
- Sizeable, level lawned gardens with apple trees
- No onward chain



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No onward chain. Church View Cottage is a charming 3 Bedroom detached home situated within the picturesque North Devon village of Atherington. Believed to incorporate sections dating back to the 1800's, the property is rich in character and offers versatile accommodation, sizeable level gardens and exciting potential for those seeking a home with a possible guest suite or holiday-let opportunity.

Atherington is a traditional rural village centred around its historic Grade I listed Church of St Mary. Surrounded by beautiful countryside, it offers a peaceful village lifestyle while remaining conveniently placed for access to the A377, providing links towards Barnstaple, Umberleigh and Exeter.

Upon entering the cottage, the Dining Room is positioned to the left and provides a welcoming setting for family meals and entertaining guests. Adjoining this room is the third Bedroom, which benefits from its own external door to the front. Together, these rooms offer excellent versatility and could potentially be adapted to create a self-contained guest suite or Airbnb-style accommodation, subject to any necessary consents.

The Living Room is a particularly warm and inviting space, featuring a log burning stove inset within an attractive fireplace, together with a charming traditional bread oven that serves as a wonderful reminder of the cottage's history.

Leading from the living room is the Kitchen / Breakfast Room which enjoys tiled flooring and a pleasant outlook over the rear garden. A sink is inset within an oak-effect work surface, while there is an electric cooker point, space for an under-counter fridge and plumbing for a dishwasher. The room also houses the oil fired boiler and provides access to a useful utility area with plumbing for a washing machine and space for a tumble dryer. A further door opens onto the front courtyard garden, where the oil tank is positioned.

On the first floor are 2 generously proportioned Bedrooms and a Bathroom comprising a close-coupled WC, wash hand basin and panelled bath with a shower over. An external door from the first floor landing provides direct access to the rear garden - an unusual and useful feature.

The sizeable rear garden is predominantly laid to lawn and bordered by mature hedging, with established apple trees adding to its traditional cottage feel. Generously proportioned and remarkably level, it is an ideal family garden with plenty of room for children to play, whether kicking a football around or enjoying a game of rounders.

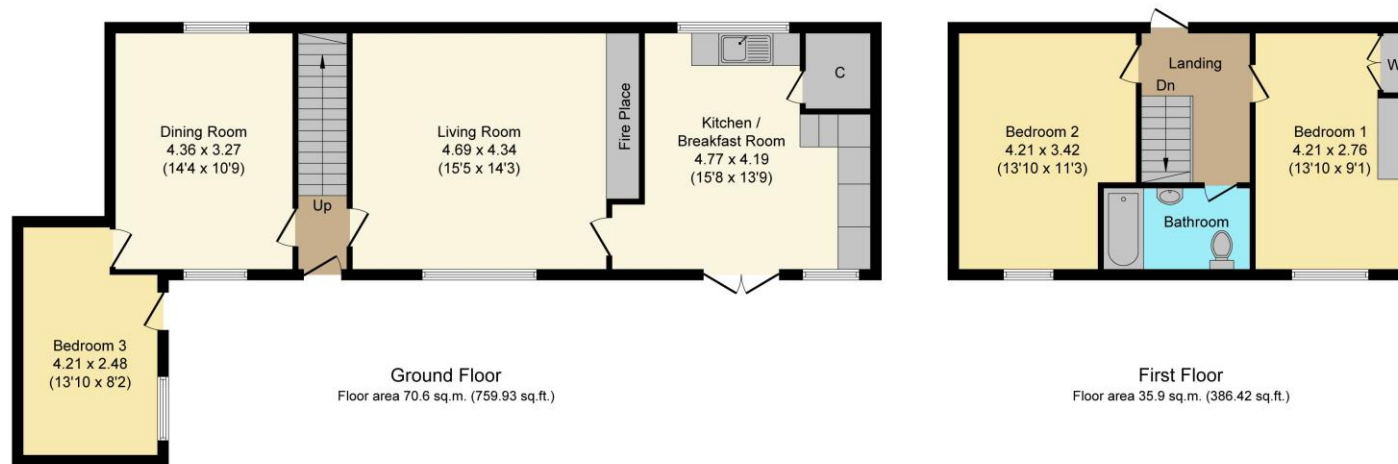
There is currently no official designated parking space included within the title, however, the front courtyard may offer potential to create off-road parking, subject to the necessary permissions and legal verification.

Agents Note

The property has oil fired central heating, mains drainage, electric and water.

Council Tax Band

B - North Devon Council



Total floor area: 106.50 sq.m. (1146.35 sq.ft.)

This floor plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by WWW.Propertybox.io





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Area Information

Atherington, with its church, is 2 miles equidistant from the villages of Umberleigh and High Bickington.

Umberleigh is situated in the heart of the Taw Valley with the well-known Rising Sun Public House and regular rail connections from Umberleigh Station to the regional centre of Barnstaple and the City of Exeter. Umberleigh also enjoys the benefit of a Village Shop, Junior School, chapel and church.

The larger village of High Bickington has a church, shop, junior school, public house and is also close to the Libbaton Golf Club.

Directions

What3words: ///motivates.crisis.masses

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Score	Energy rating	Current	Potential
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69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

