



Bond
Oxborough
Phillips

Changing Lifestyles

Orchard Cottage
The Village
Wembworthy
Chulmleigh
Devon
EX18 7RZ

Asking Price: £375,000 Freehold



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01805 624 426
torrington@boproperty.com

Orchard Cottage, The Village, Wembworthy, Chulmleigh, Devon, EX18 7RZ

- Grade II listed cottage
- Oozing with character throughout
- Three bedrooms
- Separate reception rooms
- Off road parking
- Detached two storey barn
- Suntrap courtyard garden
- Separate detached garden 0.13 acres
- EPC: Exempt
- Council Tax Band: C



Charming and well-maintained, this period semi-detached cottage in the picturesque North to mid Devon village offers a tranquil retreat. The property boasts three bedrooms, providing ample space for a growing family or those seeking extra room for guests or a home office. The interior presents a cosy and homely atmosphere, with stylish touches throughout, creating a sophisticated living space. The property benefits from a peaceful and quiet setting, perfect for relaxation after a busy day. Exuding character throughout, it's the kind of period home that wraps itself round you like a security blanket keeping you warm and snug. You really do get a sense of calm and homeliness! One really can imagine those cold winters nights with a glass of your favourite tippie whilst warming your toes in front of the fire.



Outside, a lovely courtyard garden offers a private sanctuary to enjoy the outdoors and countryside view, while parking facilities provide convenience for residents both off road adjacent to the barn and on street in front of the cottage. In addition to the house there is a detached two storey barn, ideal for storage and hobbies alike. Only a short walk up the lane is a separate good sized detached garden. This area has been very productive for the owners having planted seven fruit trees as well as creating several vegetable beds, they have really enjoyed growing their own fruit and vegetables over the years. This inviting property is ideal for those seeking a comfortable and convenient home in a desirable location. Don't miss the opportunity to make this peaceful and stylish house your own.

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Wembworthy is a peaceful, pretty and traditional Devon village far enough from anywhere to appreciate the slow pace of life whilst being within a short journey by car to the wider world. The closest pub is right here and we are told serves very good food. The shops and post office as well as various other amenities including a doctor's surgery, primary school and two public houses can be found in the nearby village of Winkleigh only 2.9 miles away. Those looking for rail links to further afield can find the nearest station in Eggesford some 2.7 miles from your door step. The line goes North to Barnstaple or South to Exeter providing links beyond. Amenities in the village are a little sparse but it still provides a children's play park, village hall with regular events at least twice monthly and two churches that both hold services frequently, it's the perfect environment to raise your children. Just a short drive away is Chulmleigh which offers a range of shops, restaurants and multiple sports facilities.



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THE VENDOR INFORMS US THAT THE PROPERTY IS OF STONE AND COB CONSTRUCTION UNDER A THATCHED ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY MAINS GAS CENTRAL HEATING. OTHER FORMS OF HEATING INCLUDE A MULTI FUEL BURNING STOVE IN THE SITTING ROOM. MAINS ELECTRIC AND WATER ARE CONNECTED AS WELL AS MAINS DRAINAGE.

BROADBAND: STANDARD SPEEDS AVAILABLE UP TO 3 MBPS. (INFORMATION TAKEN FROM OFCOM CHECKER) MUCH FASTER SPEEDS CAN BE AVAILABLE USING AIR BAND OR STAR LINK.

MOBILE PHONE: COVERAGE IS LIMITED. (SEE OFCOM CHECKER FOR FURTHER INFORMATION)

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Directions

From the office head down New Street to the crossroads and turn right onto the A386 towards Okehampton. At the bottom of the hill take the left hand fork on the A3124 towards Exeter. Remain on this road for approximately 13 miles towards the village of Winkleigh. Continue into the village turning left at the garage sign posted Wembworthy and Eggesford. Continue on this road and turn left at the Lymington Arms to the village of Wembworthy bearing right where the cottage is located after a short distance on your left hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find and buy your new home...

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