



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Jenny Fox Cottages  
Burrington  
Umberleigh  
Devon  
EX37 9JG

**Offers Over: £300,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@bopproperty.com



## 2 Jenny Fox Cottages, Burrington, Umberleigh, Devon, EX37 9JG

### A DELIGHTFUL CHARACTER COTTAGE OCCUPYING A PEACEFUL VILLAGE LOCATION



- 3-4 Bedrooms (1 En-suite)
- Large farmhouse-style Kitchen
- Spacious yet cosy Lounge with inglenook fireplace housing wood burning stove
  - Useful Store Room
  - Modernised family Bathroom
- Generous wrap-around gardens
- The perfect property for those looking for a quieter lifestyle



A deceptively spacious 3-4 Bedroom end-of-terraced character cottage offering ample space throughout the property and to the outside whilst situated in a peaceful rural village position. Located in the picturesque village of Burrington, this is the perfect property for those looking for a quieter lifestyle with easy access to Umberleigh, South Molton and Chulmleigh whilst Barnstaple is a little further away.

This delightful cottage has been upgraded by the current owners throughout with the added bonus of a newly installed oil fired central heating system that was fitted at the beginning of the year.

The accommodation briefly comprises of a large farmhouse-style Kitchen with fully integrated appliances, and a spacious yet cosy Lounge with a fantastic inglenook fireplace housing a wood burning stove. From here you can access the useful Store Room and the fourth Bedroom with double doors opening to the garden and benefiting from an En-suite Shower Room. To the First Floor is the Master Bedroom and two further Bedrooms, all complemented by a recently modernised family Bathroom.

Positioned at the end of the terrace, the property is offered for sale with generous gardens that wrap-around the property - the perfect space to entertain and enjoy the sunshine with loved ones.

A viewing is highly advised to capture the true beauty within this lovely cottage.



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## Changing Lifestyles



Burrington is a pretty hilltop settlement equidistant of Exmoor & Dartmoor National Parks, just 2 miles from the A377 and Kings Nympton train station linking Barnstaple to Exeter.

The village has a Holy Trinity Grade I listed church, a Methodist chapel, the Grade II listed Barnstaple Inn pub and shop-cum-Post Office. It has an excellent bus service between Barnstaple and Exeter.

The nearby town of Chulmleigh (4 miles) offers a thriving community, providing an excellent range of everyday amenities including shops, post office, health centre, dentist, pubs and restaurants, a church, a community sports centre and the Chulmleigh Academy Trust with primary schooling and community college. The larger towns of Great Torrington, South Molton and Barnstaple provide a wider range of facilities.



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# Internal Description

## Entrance Porch

Front entrance door off.

## Kitchen / Diner - 15' x 14'3" (4.57m x 4.34m)

Newly fitted and well-presented Kitchen with floor units and oak wood worktops with tiled splashbacking. Inset porcelain sink unit. Freestanding butchers block / breakfast bar with oak wood worktop. Built-in oven with electric hob and extractor canopy over. Integrated fridge, freezer, dishwasher and washing machine. Slate flooring, power points, spot lights, exposed beams. 5 UPVC double glazed windows throughout the room.

## Lounge - 17'11" x 13'10" (5.46m x 4.22m)

A cosy yet spacious room with feature brick inglenook fireplace with wood burning stove. Newly installed wooden staircase rising to First Floor. Wooden flooring, power points, radiator, exposed brickwork and beams. 2 UPVC double glazed windows. Door to Store Room.

## Store Room - 12'1" x 7'10" (3.68m x 2.4m)

Power and light connected. Window and door to rear garden.

## Bedroom 4 - 13'11" x 13'4" (4.24m x 4.06m)

A light and spacious room with UPVC double glazed doors opening to the garden and 2 UPVC double glazed windows

to property side. Hardwood flooring, radiator, power points.

## En-suite Shower Room - 6'11" x 4'7" (2.1m x 1.4m)

3-piece suite comprising shower enclosure, hand wash basin and WC. Half wall wood panelling, heated towel rail, vinyl flooring, spot lights. UPVC obscure double glazed window to property front.

## First Floor Landing

UPVC double glazed window to property side. Hatch access to loft space. Fitted carpet.

## Bedroom 1 - 17'3" x 11'11" (5.26m x 3.63m)

A large and bright double Bedroom with 2 UPVC double glazed Velux windows and UPVC double glazed window. Wood flooring, radiator, power points, spot lights.

## Bedroom 2 - 14'9" x 8'3" (4.5m x 2.51m)

A light double Bedroom with 2 UPVC double glazed Velux windows. Wood flooring, spot lights, power points, radiator.

## Bedroom 3 - 14'8" x 7' (4.47m x 2.13m)

A bright double Bedroom with 2 UPVC double glazed windows with window seats overlooking the rear garden. Wood effect flooring, power points, radiator, spot lights.

## Bathroom - 8'7" x 5'8" (2.62m x 1.73m)

3-piece suite comprising panelled bath with shower over and tiled surround, hand wash basin and WC. Half wall wood panelling, vinyl flooring, spot lights, heated towel rail. UPVC double glazed window to property front.

## Outside

This charming property has fantastic outside space that wraps around the property over various different levels.

A paved pathway leads from the front entrance door all the way around to the side of the property with access to the raised vegetable patch and Greenhouse - perfect for those with green fingers. The rest of the garden is majority laid to lawn bordered by mature shrubs and trees. There is a paved patio dining / entertaining area. To the rear of the property is a useful Store Room and a further Log Store.

There are free of charge car parks to park in within close proximity of the property.

## Useful Information

Newly installed oil fired central heating system - the oil tank is situated in the garden

Mains drainage



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The property will be painted externally when the weather allows

The property has been fully re-wired within the last 5 years and the majority of the plumbing has been replaced too

**Council Tax Band**

C - North Devon Council

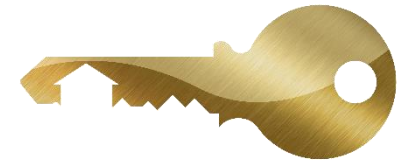


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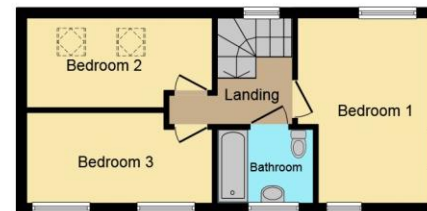
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**Ground Floor**



**First Floor**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Directions

From Barnstaple Town Centre, proceed on the A377 following signs for Umberleigh. Continue through the village of Umberleigh and head in the direction of the Portsmouth Arms Public House where take a sharp right hand turning onto a single track road. Continue on this road for approximately 2 miles taking the left hand turning approaching the junction signposted Burrington. Continue through the village of Burrington and park in the free carpark. 2 Jenny Fox Cottages will be situated opposite the carpark, past the other 2 cottages.

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.

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

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Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

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mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	37	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	