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WEST ROCK COTTAGE

Bishops Nympton, South Molton, Devon EX36 4PN

£450,000 FREEHOLD

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An enchanting detached period home set on the edge of Bishops Nympton Village, enjoying stunning countryside views and peaceful surroundings. Offering four double bedrooms, characterful living spaces, beautiful gardens, ample parking, and a substantial barn with potential (subject to consent), this is a rare opportunity to acquire a truly special home. EPC E

South Molton Office: The Square, South Molton, North Devon, EX36 3AQ **Email:** southmolton@webbers.co.uk

Key Features

- DETACHED PERIOD PROPERTY SET ON THE EDGE OF BISHOPS NYMPTON VILAGE
- COUNTRYSIDE VIEWS
- FOUR DOUBLE BEDROOMS
- INGLENOOK FIEPLACE WITH LOG BURNER
- ATTRACTIVE CONSERVATORY
- COTTAGE-STYLE GARDENS WITH VEG PLOT
- DRIVEWAY PARKING PLUS AN ADDITIONAL SPACE ACROSS THE LANE
- LARGE DETACHED BARN WITH POWER AND LIGHT

Set on the edge of the sought-after village of Bishops Nympton, this attractive detached period home enjoys a peaceful position along Poadmarsh Hill, with far-reaching countryside views and charming cottage-style gardens. The property offers a wonderful blend of character and practicality, with well-proportioned accommodation throughout, off-road driveway parking and an additional parking space located to the opposite side of the lane. A particular feature is the substantial barn, offering excellent storage or potential for alternative uses, subject to any necessary consents.

The accommodation is both versatile and inviting. Accessed via steps from the parking area, a rear porch leads into a useful utility entrance hall with space for white goods, alongside a ground floor shower room. The kitchen enjoys pleasant views over the adjoining fields, and benefits from a walk-in pantry cupboard. From here, the property flows into a characterful dining room, centred around an inglenook fireplace with log burner, creating a warm and welcoming focal point. The adjoining lounge features a bay window framing delightful countryside views across the garden. Double doors from the dining room open into a generous conservatory, providing an excellent space to relax and enjoy the surrounding gardens, with an additional area to the side currently used as a craft space. To the first floor are four well-proportioned double bedrooms and a family shower room.

Externally, the property is complemented by attractive traditional cottage style gardens to both the front and rear, enjoying a high degree of privacy along with open rural outlooks. There is also a dedicated vegetable plot area.

The substantial barn, measuring approximately 35ft x 12ft, benefits from power and light and has direct road access via double doors, offering excellent versatility for storage, workshop use, or potential for conversion to ancillary accommodation, subject to the necessary planning permissions and consents.























The Area

Bishops Nympton is a charming village offering a post office and store, primary school, church, community run bar and village hall. The popular market town of South Molton is just three miles to the west, providing an excellent range of amenities including an award winning pannier market, cafés, restaurants, independent retailers, a Sainsbury's supermarket, health centre and cottage hospital Barnstaple lies approximately 14 miles away and offers a wide selection of high street shops, retail parks and major supermarkets. The A361 North Devon Link Road is close by, giving fast access to Tiverton, the M5 at Junction 27 and Tiverton Parkway railway station, with direct services to London Paddington in around two hours. The surrounding countryside is ideal for outdoor pursuits, with opportunities for surfing, riding, walking, cycling and fishing on the Rivers Mole and Taw. Exmoor National Park is about six miles away, and the stunning North Devon coastline is also within easy reach.

Services and Utilities

Mains electricity, water and drainage.
Oil fired CH.

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk



Directions

From our office, leave The Square via East Street and continue along this road until you reach Bish Mill. At Bish Mill, turn right up the hill, signposted Rackenford/Bishop's Nympton. On reaching the top of the hill, take the right turning signposted Bishop's Nympton. On entering the village, follow the road down the hill until you reach Angel Hill Cross, then take the right-hand turning. West Rock Cottage will be found a short way along on your right.

What3words: ///surgical.treble.deflated

View this property

Please contact our South Molton Office on 01769 573181

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

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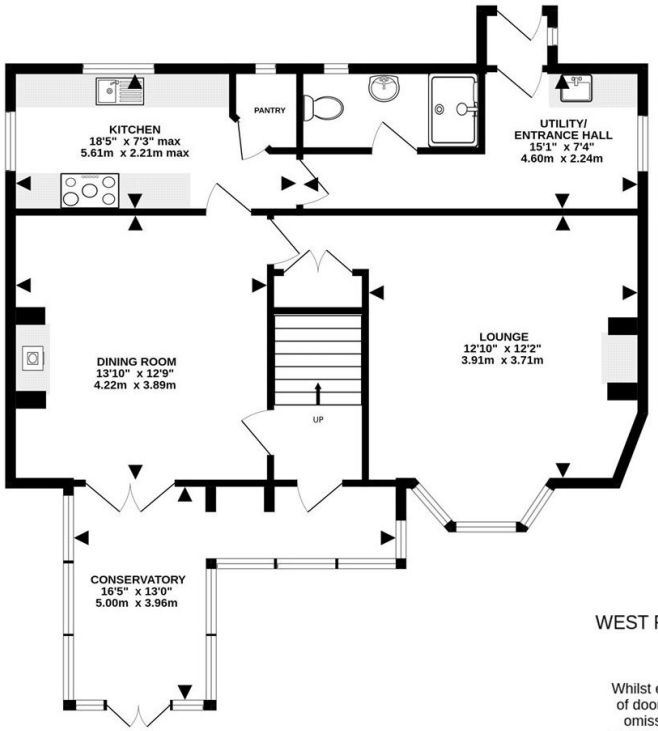
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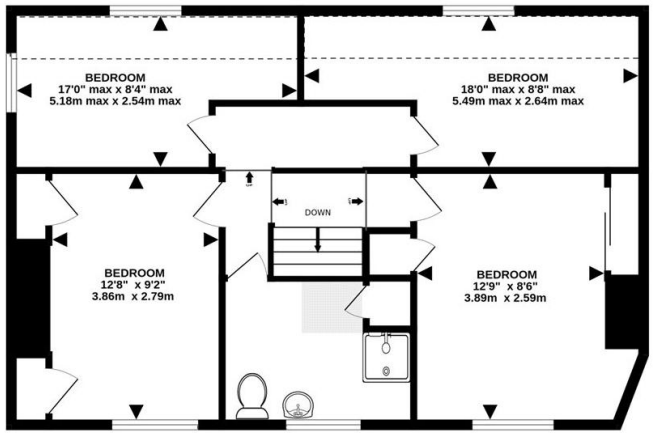
Viewing

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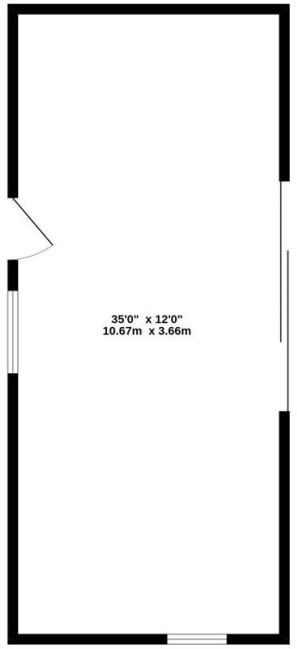
GROUND FLOOR



FIRST FLOOR



THE BARN



WEST ROCK COTTAGE, BISHOPS NYMPTON, SOUTH MOLTON, DEVON, EX36 4PN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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