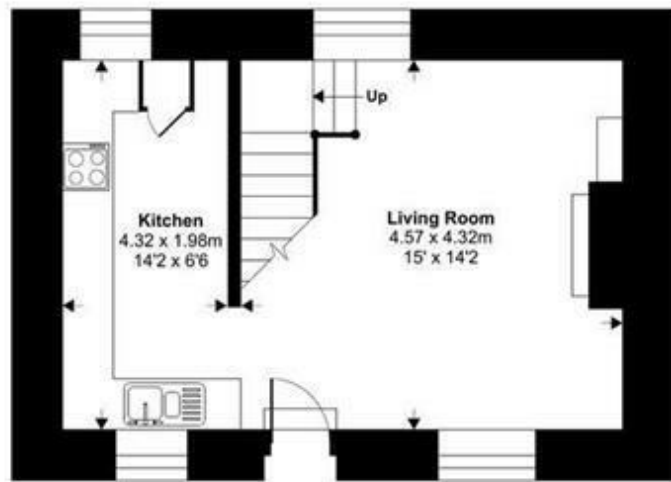


FIRST FLOOR



GROUND FLOOR



## Hedgehog Cottage

Atherington, Umberleigh, Devon EX37 9HN

Guide Price

**£235,000**

- Semi-Detached Period Cottage
- Two Bedrooms
- Garden
- Parking
- Countryside Views
- Land Available By Separate Negotiation

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### Directions

Heading out of Barnstaple passing through the village of Bishops Tawton towards Umberleigh. Follow the road offering a scenic drive through rolling North Devon countryside for about 5 minutes take the leg turning at Chapelton signposted Atherington follow the road for about a mile you will drive past Chantry Farm on the left take the second entrance and the property will be on your left. We highly recommend using the FREE mobile app what 3 words use [///mammoth.regularly.down](http://mammoth.regularly.down) will bring you to the entrance of the

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Hedgehog Cottage is an attractive stone-built two-bedroom property, combining character features with practical modern living. Arranged over two floors, the accommodation is both charming and well presented throughout.

The front door opens into a welcoming living room featuring an attractive stone and brick fireplace with fitted wood burning stove, creating a warm focal point to the room, together with display niches and space for furnishings. An open archway leads through to the fitted kitchen which is equipped with a range of light wood-effect units and marble-effect work surfaces incorporating a stainless steel sink unit, integrated oven, ceramic hob with concealed extractor fan, integrated dishwasher and plumbing for a washing machine, whilst tiled flooring completes the space.

On the first floor, the landing provides access to two well-proportioned bedrooms, both enjoying vaulted beamed ceilings which add considerable charm and character. The second bedroom also benefits from a useful built-in storage cupboard. The family bathroom is fitted with a panelled bath incorporating a shower attachment and screen, low level WC, pedestal wash basin and heated towel rail.

Outside, the cottage enjoys attractive lawned gardens with mature borders, shrubs and trees creating a pleasant and private setting. To one side there is a timber garden shed together with additional outdoor space, whilst immediately to the front of the property there is parking available for several vehicles.

The property benefits from new electricity and water connections together with a private communal drainage system.

## Services

Electric heating. Private drainage.

## Council Tax band

B

## EPC Rating

D

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797



## Situation

Hedgehog Cottage enjoys an elevated position at Chantry Farm overlooking the beautiful Taw Valley in North Devon, with far-reaching countryside views stretching towards Exmoor National Park.

Situated just north of the village of Atherington, the property benefits from a peaceful rural setting while remaining conveniently close to local amenities. Nearby High Bickington offers a primary school, two traditional village pubs and Libbaton Golf Course, while a supermarket and petrol station can be found along the A377 Exeter Road.

The regional centre of Barnstaple lies approximately seven miles to the north, and Umberleigh railway station, around 2.5 miles away, provides regular services to Barnstaple and Exeter. The North Devon Link Road (A361) offers excellent connections to the M5 motorway and beyond, while Tiverton Parkway provides fast rail links to London Paddington in around two hours.

The area is renowned for its access to Exmoor and the spectacular North Devon coastline, including the popular beaches of Instow, Westward Ho!, Saunton, Croyde and Woolacombe, all within easy reach. Excellent state and private schooling is also available locally, including West Buckland School.

