

The Dell







The Dell, Cottwood

Riddlecombe, Chulmleigh, Devon, EX18 7PG

Chulmleigh 5.5 miles Barnstaple 13 miles South Molton 14 miles

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An utterly charming period cottage with additional studio/annexe, all set in approaching a third of an acre of delightful landscaped gardens

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- Highly attractive Grade II listed cottage and separate studio/annexe
- Peaceful rural setting with a fine outlook
- Contemporary style studio/annexe with 1 bedroom
- Fine views across a wooded valley
- Freehold
- Tastefully presented with much character
- Cottage with 2 bedrooms
- Delightful mature gardens and parking
- No onward chain
- Council Tax Band C

Guide Price £425,000

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Situation

The Dell is set in a very peaceful, rural location in a timeless, tucked away hamlet on the side of a pretty, part wooded valley. Local amenities can be found in the villages of Dolton and Winkleigh with both also having a primary school and the small town of Chulmleigh with day to day facilities including medical centre, dentist, public houses, post office and shops as well as schooling to secondary level.

The regional centre of Barnstaple is about 13 miles, South Molton is about 14 miles and the Cathedral City of Exeter is about 27 miles to the south east.

The property is ideally placed to take advantage of the surrounding countryside and many attractive walks in the area. The National Parks of Exmoor and Dartmoor are both within easy reach by car, as is the famous North Devon coastline.

Description

The Dell is a charming and characterful detached Grade II listed period cottage, believed to date from the 18th century, retaining considerable character throughout. The property has traditional rendered and thatched elevations, exposed beams and a wealth of period features, whilst providing tastefully presented and comfortable accommodation. The cottage is approached over a private drive and occupies approximately 0.30 acres of beautifully established gardens, with a series of lawns, mature hedging, well-stocked borders and secluded seating areas. There is also a detached timber-clad studio, which was granted planning permission in 2010 to provide ancillary studio/annexe accommodation. The studio provides a particularly useful additional space, whether for working from home, hobbies or creative use. The gardens enjoy a wonderful outlook across the surrounding wooded countryside, creating a peaceful and highly private setting.

Main Cottage

A glazed front porch with glazed door leads into the dual aspect LIVING/DINING ROOM with exposed beams and window seats, fireplace with slate hearth, bread oven and wood burning stove. This room is open to the KITCHEN, fitted with a bespoke unit with ceramic sink and oak worktops, electric cooker point, space for fridge and an under stairs cupboard with oil fired boiler. A door leads into the side hall with an oak worktop with plumbing for washing machine and space for dryer and a back door to an open porch and outside. The BATHROOM has a panelled bath with mixer shower attachment, pedestal wash basin, WC and heated towel rail.

On the FIRST FLOOR there is a small GALLERIED LANDING with a linen cupboard. BEDROOM ONE is a double aspect double room with a fitted wardrobe, wash basin and lovely views across the valley to the woodland beyond. BEDROOM TWO is a single room.













The Studio

The impressive detached studio provides is an open-plan contemporary space with oak flooring. The KITCHEN AREA has with fitted units with ceramic 1¼ bowl sink unit with mixer tap, integrated fridge and electric oven with hob over. SHOWER ROOM with tiled shower cubicle, pedestal wash basin, WC, and heated towel rail. The open-plan LIVING/DINING AREA has a dedicated desk/study space, wood burning stove, vaulted ceiling and two pairs of glazed sliding doors to the garden. A mezzanine floor above the living area provides a double BEDROOM.

Outside

The property is approached off the no through lane through a timber five bar gated entrance to a gravelled parking and turning area between the cottage and studio.
The cottage and studio are set within approximately 0.30 acres of beautifully established and predominantly landscaped gardens, arranged over gently sloping terraces with well-maintained box hedging, mature shrubs, fruit trees and a variety of established planting.
There are numerous areas from which to enjoy the views across the valley, together with a charming timber-built summerhouse.

Services and further information

Mains electricity and water, private drainage system (septic tank and soakaway, shared with one other property. Compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection).
Oil-fired heating to both cottage and studio.
Mobile - Variable coverage from the major providers.
Broadband - Standard and superfast available (Ofcom).
Construction - Cottage - Stone and cob under a thatch roof. Studio - Timber framed and clad on a masonry base, corrugated steel roof.

Viewing

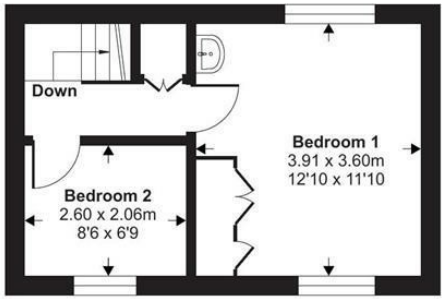
Strictly by confirmed prior appointment through the sole selling agents, Stags on 01769 572263.

Directions

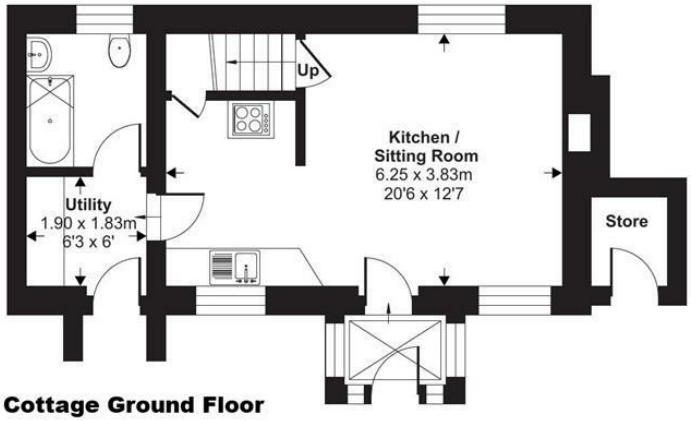
From the A377 Taw Valley road at Colleton Mills, near Chulmleigh, take the turning to the west signposted Burrington and after about half a mile turn left signposted to Ashreigney. Proceed along this lane and up the hill and upon reaching Ashreigney at the first junction turn right and at the very next corner continue straight on (do not keep left towards the village). Shortly, at the next crossroads, continue straight on towards Riddlecombe. Follow this road into the village and at the end of the main street bear right signed to Cottwood. Stay on this country lane out of the village and after about half a mile at the sharp left bend turn right onto the track. The Dell is the fifth property on the right.

What3words Ref: crab.hubcaps.dabbled

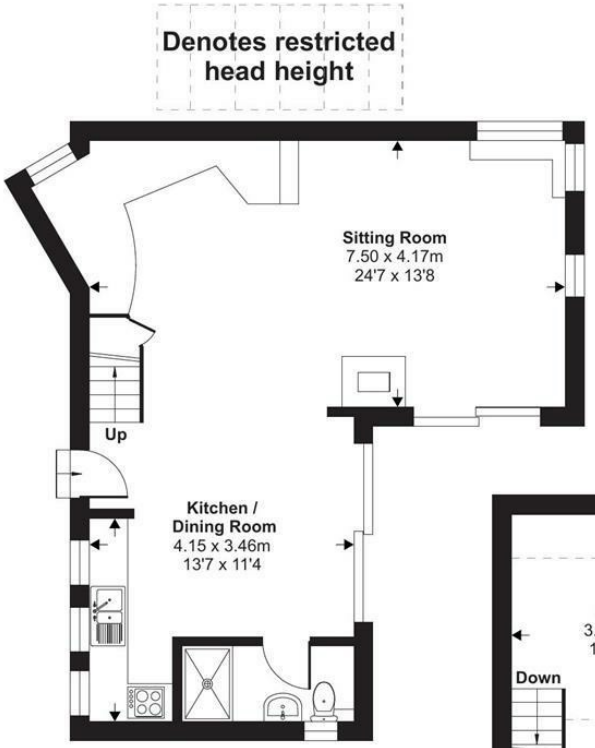
Approximate Area = 1332 sq ft / 123.7 sq m (excludes void)
Limited Use Area(s) = 45 sq ft / 4.1 sq m
Outbuilding = 18 sq ft / 1.6 sq m
Total = 1395 sq ft / 129.4 sq m
For identification only - Not to scale



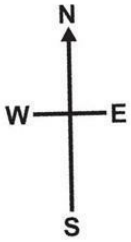
Cottage First Floor

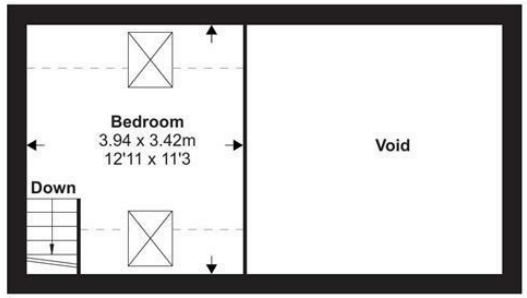


Cottage Ground Floor



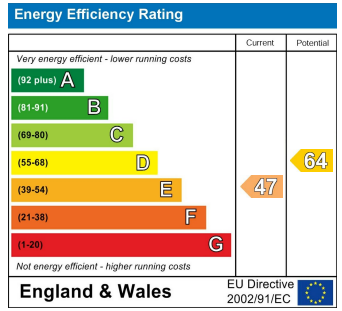
Studio Ground Floor





Studio First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1509022



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