

# Honeysuckle Cottage

Honeysuckle Cottage, Romansleigh, South Molton, EX36 4JP







South Molton 4 miles Witheridge 7 miles

## An attractive listed period cottage set in a peaceful rural village

- Grade II listed thatched cottage
- Peaceful village location beside the church
- Character features throughout
- Spacious living room with wood burner
- Modern fitted kitchen
- Two bedrooms (master en-suite) plus study
- Mature cottage gardens
- Garage and parking
- Council Tax Band E
- Freehold

## Guide Price £325,000

### Situation
Honeysuckle Cottage is set next to the Church in the peaceful and small rural village of Romansleigh. The village lies about four miles from the popular and thriving market town of South Molton which offers a comprehensive range of amenities including schooling from nursery to secondary level, Sainsbury's supermarket, Post Office, banking facilities, pubs, cafes and an abundance of independent and artisan shops. The town also bustles when the popular twice weekly, award-winning pannier and weekly stock markets take place.
The A361 bypasses the town and provides an excellent link to the regional centre of Barnstaple and the North Devon coast to the west and the M5 and Tiverton Parkway train station (London Paddington 1h 57m) to the east.

### Description
Honeysuckle Cottage is a very charming, Grade II listed thatched cottage. Offered to the market with no onward chain, the cottage has much to offer with many character features typical of its age and has pretty gardens, garaging and parking. The property has also had a kitchen re-fitted within the last two years but does offer scope for further improvement and modernisation.

### Accommodation
An open porch with stable door leads into the double aspect LIVING ROOM with glazed double doors to the garden. This appealing room has a flagstone floor, ceiling beams and an inglenook fireplace with a wood burning stove on a tiled hearth. Off the living room is a STUDY with exposed beams (please note this room has a low ceiling).
On the opposite side of the living room, a door leads into a DINING ROOM/BEDROOM 3 with tiled floor, stone fireplace with wood burning stove on a stone hearth. Built in storage cupboard.
Steps lead up from the living room into the KITCHEN which is fitted with a modern range of kitchen units with granite effect worktops and a Belfast sink with mixer tap. Integrated appliances include an electric oven and grill, hob, fridge freezer and there is space and plumbing for a washing machine. Door to the rear HALL with door to the outside, door to the CLOAKROOM with WC and corner wash basin. BOILER CUPBOARD with shelving.

From the living room a wide staircase with 17th Century dog gate leads to a LANDING with window overlooking the garden. BEDROOM ONE is a large double aspect room with fitted wardrobes, built in small cupboard in the wall with a decorative lattice door. Steps lead down to an EN-SUITE BATHROOM with timber floor, freestanding hip bath with claw feet, WC and large vanity unit wash basin. and heated towel rail. BEDROOM 2 is also a double room and there is a SHOWER ROOM with enclosed shower cubicle with mixer shower, WC, wash basin and heated towel rail.

### Outside
The garden is accessed from the village lane via a metal gate on the right of the cottage, the main garden lies to the side of the property enclosed by mature hedging. There are areas of lawn with gravel pathways leading round the back of the cottage. In the far corner of the garden is a sheltered area and garden seat. There is a raised stone built pond and a patio area underneath a cherry tree, there are some lovely mature shrubs and trees. An established garden offering buyers the chance to create their own idyllic cottage-style outdoor space.

Only a few yards from the cottage on the other side of the road is a further area set back from the road with parking for 2/3 cars and a stone built former piggery, There is a GARAGE (15'6 x 9'3) with power and light and a path leading further back to an enclosed, gravelled area and timber-framed SHED (8' x 6').

### Services and further information
Mains electricity, water and drainage. Oil fired central heating via radiators.
Broadband - Standard available (Ofcom)
Mobile - Coverage is available from all major suppliers (Ofcom).
The cottage was formerly known as 'Logan Cottage'.

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

### Directions
From South Molton take the B3137 signposted Witheridge and Alswear, stay on this road for about 4 miles passing through Alswear. After 4 miles take the turn to the right signed to Romanlseigh (1 mile). Continue up the hill into Romansleigh and Honeysuckle Cottage will be found just before the church on the right hand side.
What3words Ref: sailor.soon.revealing



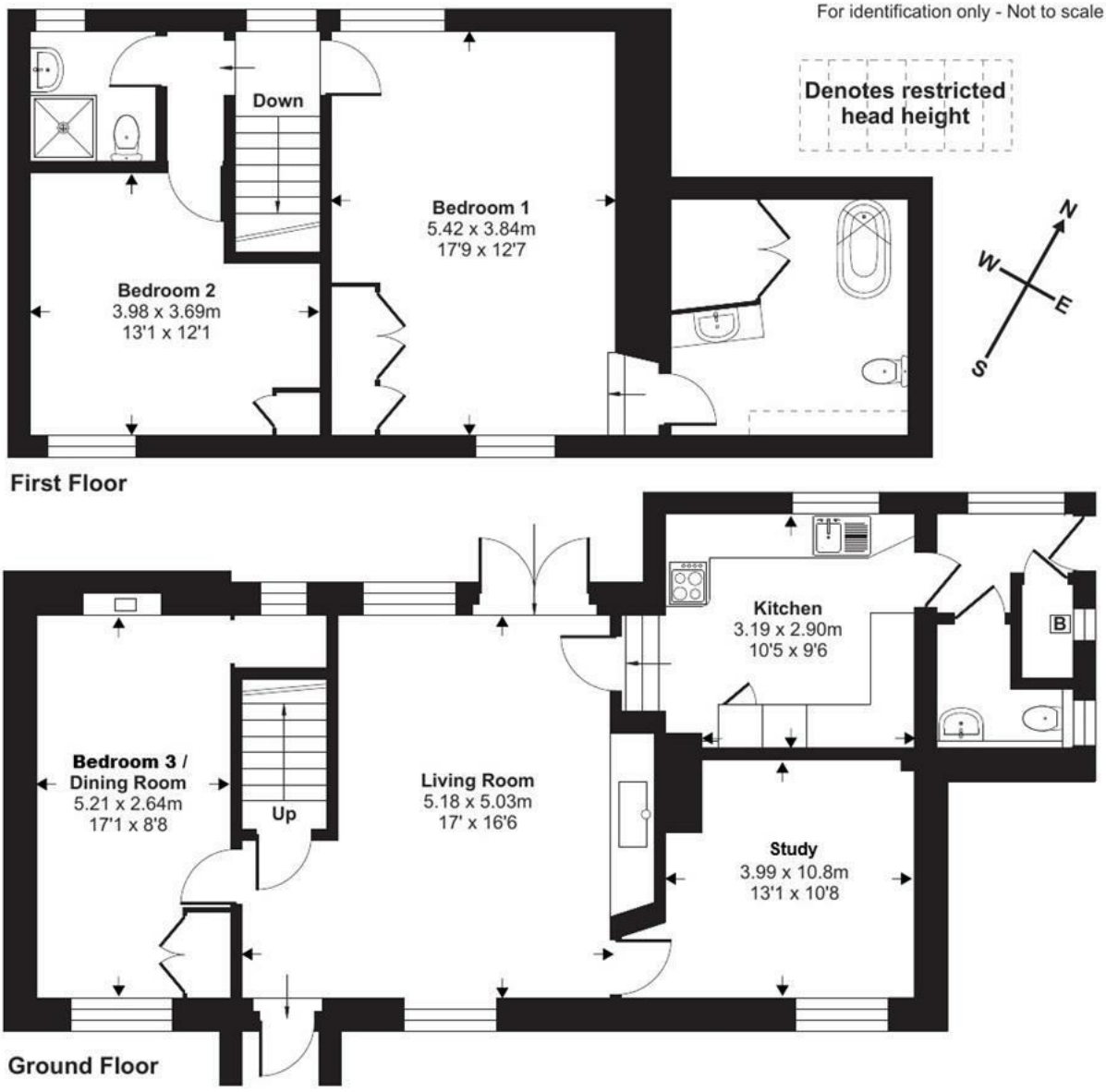








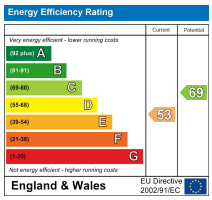
Approximate Area = 1002 sq ft / 93 sq m
Limited Use Area(s) = 8 sq ft / 0.7 sq m
Total = 1010 sq ft / 93.7 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1446742

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STAGS




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