



Summerhall House



STAGS

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Littleham, Bideford, EX39 5HG

Outskirts of Littleham village, Bideford 1.3 miles, Westward Ho! 3.6 miles, Barnstaple 10.9 miles

A Grade II listed residence enjoying wonderful views over the surrounding countryside and over the valley of the River Yeo.

- No onward chain
- Grade II listed
- Fine views
- Freehold
- Elegant period home
- Three bedrooms
- Parking and outbuilding
- Council tax band C

Guide Price £450,000

SITUATION

The property enjoys the best of both worlds, being set in an elevated and tranquil location with a back drop of countryside and river Yeo below, yet only a 5 minute drive away from Bideford centre. The nearest village is Littleham, located just over a mile away. This traditional Devonshire village benefits from a range of social clubs and a popular Inn, which serves food. The port and market town of Bideford offers a wider range of amenities including various shops, pubs, restaurants and cafes. Bideford also has schooling for all ages (public and private), retail park and five supermarkets. The renowned coastal town of Westward Ho! is nearby, with a three mile long, safe and sandy beach. The historic market town of Great Torrington is located 8.4 miles away and also has a wide range of amenities for its size including a bank, butchers, bakeries and the renowned Plough Arts Centre. There is also a 9-hole golf course and numerous tourist attractions include RHS Rosemoor and Dartington Crystal factory. The regional centre of Barnstaple (approximately 10.9 miles away) offers all the area's main business, shopping, commercial venues and train station connecting to Exeter, the A361 and onto the M5 motorway (junction 27).



DESCRIPTION

Summerhall House is the centre and main portion of a period Grade II listed residence enjoying wonderful views over the surrounding countryside and over the valley of the River Yeo. The property has been sympathetically restored and renovated in more recent years and now offers stylish accommodation while retaining many of its original features. Externally the gardens lie on the south side of the house and extend down to the road below and are flanked by a concreted entrance drive with electronic gates. There is also secondary vehicular access through double gates at the rear.

ACCOMMODATION

An attractive front door leads into the reception hall, setting the tone for the rest of the house with many period features including, high ceilings, cornicing, decorative tiled flooring and elegant sash windows. The reception hall leads to its two principal reception rooms, the sitting room enjoys solid wooden flooring, large sash window with original shutters and fireplace with wood burner, the most notable room is perhaps the superb kitchen/dining room, being split into two sections but still presents an open plan layout with part being used as a dining room or second sitting room, with parquet flooring, sash window with shutters to the front and fireplace with wood burner. Beyond this and to the rear is the stylish kitchen which includes, limestone tiled flooring, breakfast bar, a range of higher and lower wooden units with granite worktops, integrated oven, microwave and electric hob, inset sink and AGA stove. Also, on the ground floor is a WC and large conservatory with access to the rear courtyard.

The quality and attention to detail continues to the first floor where all of the elegant and well-appointed bedrooms have classic proportions, wooden flooring, high ceilings and good views. The principle bedroom benefits from an en-suite shower. The elegant main bathroom includes a roll top bath, WC, sink, cast iron radiator, wooden flooring and wood panelling detail to the walls. There is access via a staircase to the roof space which offers potential for an attic conversion that would make a fourth bedroom or large reception room upon obtaining necessary permission.

OUTSIDE

The property is approached by a long private driveway which is shared with two other properties leading up to Summerhall house, there are landscaped gardens to the front with mature trees and shrubs and decking area which overlooks the river and valley. There are two outbuildings, one of which is a storage/ garage facility and the other is a practical utility room /Sauna. There is a cobbled courtyard area and parking to the rear of the property for two cars.

SERVICES

Mains water, drainage and electric. Oil central heating.

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

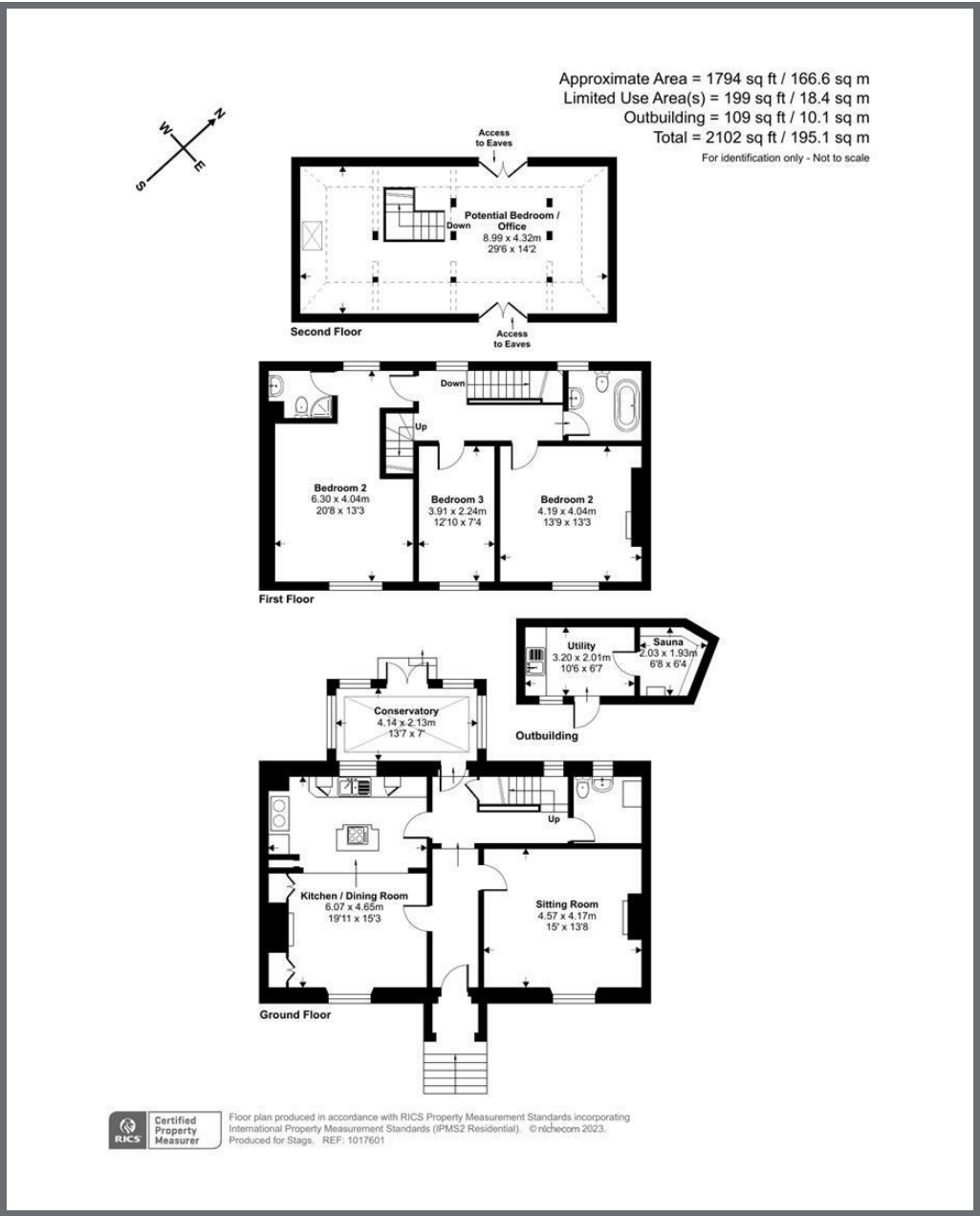


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

4 The Quay, Bideford, Devon,
EX39 2HW

bideford@stags.co.uk

01237 425030



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