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Higher Upcott

## Higher Upcott, Chittlehampton, Umberleigh, Devon, EX37 9RX



### Situation

Higher Upcott is situated in an unspoilt, rural location only two miles from the popular and thriving village of Chittlehampton, which has a village stores, church and popular public house The Bell Inn.

The local market town of South Molton is 6 miles and offers a full range of shopping, social and banking facilities and amenities including schooling to secondary level. To the north east and approximately 7 miles, is the regional centre of Barnstaple with its main shopping, business and commercial venues.

Both North Devon's renowned coastline and Exmoor National Park are easily accessible from the property by car. The (A361) North Devon Link Road is just over 3 miles to the north, linking either to Barnstaple or South Molton and Tiverton in the east with a junction on the M5 motorway and station on the London Paddington line. A local rail link is available at Umberleigh on the Tarka Line running between Barnstaple and Exeter.

### Description

Higher Upcott is centred on an attractive, attached house of rendered stone elevations under a slate roof and offers well-presented accommodation throughout with some fine period features including a lovely stone fireplace in the dining room. The house is complemented by highly attractive mature gardens with a summerhouse as well as a large garage/workshop and stabling.

Set only a few steps from the house and gardens is an excellent block of very gently sloping pasture land which provides excellent scope for equestrian use. The property is also available with no onward chain.

### Accommodation

A open PORCH with seating either side leads into a HALL with stairs to the first floor. To the right is the double aspect KITCHEN/BREAKFAST ROOM which is fitted with a range of oak-fronted units with worktops over and matching wall-mounted cupboards. Inset 1½ bowl ceramic sink with mixer tap, electric cooker point, space and plumbing for dish washer and space for fridge. Glazed double doors lead to the large rear garden.

Off the kitchen is a rear LOBBY with a door into a under-stairs cupboard. The BOOT ROOM has a door to the rear garden, Belfast sink, plumbing for washing machine and space for dryer. The CLOAKROOM has a WC, pedestal wash basin and Grant oil-fired boiler. The LARDER/PANTRY has a slate shelf and space for upright fridge freezer.

Returning to the stair hall, to the left is the DINING ROOM with a slate tiled floor, dado panelling and a large feature stone fireplace with a beam over and bread oven. A door and a short flight of steps leads up to a spacious LIVING ROOM which has an ornamental Minster stone fireplace and a lovely double aspect outlook over and glazed doors to the front and rear gardens.

On the FIRST FLOOR the LANDING serves THREE BEDROOMS and a BATHROOM. BEDROOM 1 is double room with fitted wardrobes and an EN-SUITE with a tiled shower cubicle with mixer shower, pedestal wash basin, WC and heated towel rail. BEDROOM 2 is also a double room with built-in wardrobe and airing cupboard either side of the chimney breast. BEDROOM 3 is a good sized single room. The BATHROOM has a panelled bath in a tiled surround with shower over and screen, pedestal wash basin, WC and towel radiator.

### Outside

A driveway leads to an area next to the house and provides ample parking. The gardens to the front are mainly laid to lawn on two levels and enclosed by natural hedging. There is also a raised, paved terrace adjoining the house.

The main area of garden lie to the rear of the house. A paved terrace adjoins the rear of the house which opens out onto an impressive, mainly lawned garden, interspersed with mature shrubs and bordered by trimmed hedges and mature trees. There is also a purpose-built ornamental pond and a timber-framed summerhouse with and an area of raised decking. Set to the rear of the summer house and served by a separate five-bar gated entrance off the lane is a large and very useful GARAGE/WORKSHOP with power, light and water connected.

In addition, there is a timber-framed STABLE BLOCK providing TWO STABLES and a timber-framed SHED (11'6" x 7'7") previously used as a tack room.

The house and gardens extend to just under HALF AN ACRE.

### The Land

Set only a few steps from the rear of the house is a very useful block of very gently sloping pasture land divided into two roughly equal sized enclosures by mature hedgebanks. In the corner of one of the fields is a timber framed field shelter. The land amounts to 7.81 ACRES in total.

### Services and further information

Mains electricity and water (metered). Shared private drainage (septic tank and soakaway, compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.) Oil-fired central heating via radiators. Broadband - Standard and superfast available (info from Ofcom).

Mobile - O2 and Vodafone - Limited inside, Likely coverage outside from major providers (info from Ofcom).

### Viewing

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

### Directions

From South Molton take the B3227 westwards out of the town towards Umberleigh. Continue past the first three turns to Chittlehampton and take the fourth turning right at Homedown Cross towards the village. Proceed into the village and continue over the crossroads at Townsend Cross. Follow this road out of the village for about 1¼ miles and at Stowford Cross turn right signposted to Stowford and East Stowford. After about a further 1/3 mile, the lane to Higher Upcott (including others) will be found on the left. Drive up the lane Higher Upcott will be found towards the end on the right.

What3words Ref: reinvest.started.pigs

Chittlehampton 2 miles South Molton 6 miles Barnstaple 7 miles

A wonderfully located, attached period cottage with large gardens, large garage/workshop, stabling and land.

- Beautifully located attached cottage with stables and land
- Two Reception Rooms
- Kitchen/Breakfast Room
- 3 Bedrooms (1 En-suite)
- Family Bathroom
- Large mature gardens
- Large Garage/Workshop
- Total about 8.27 Acres
- Council Tax Band F
- Freehold

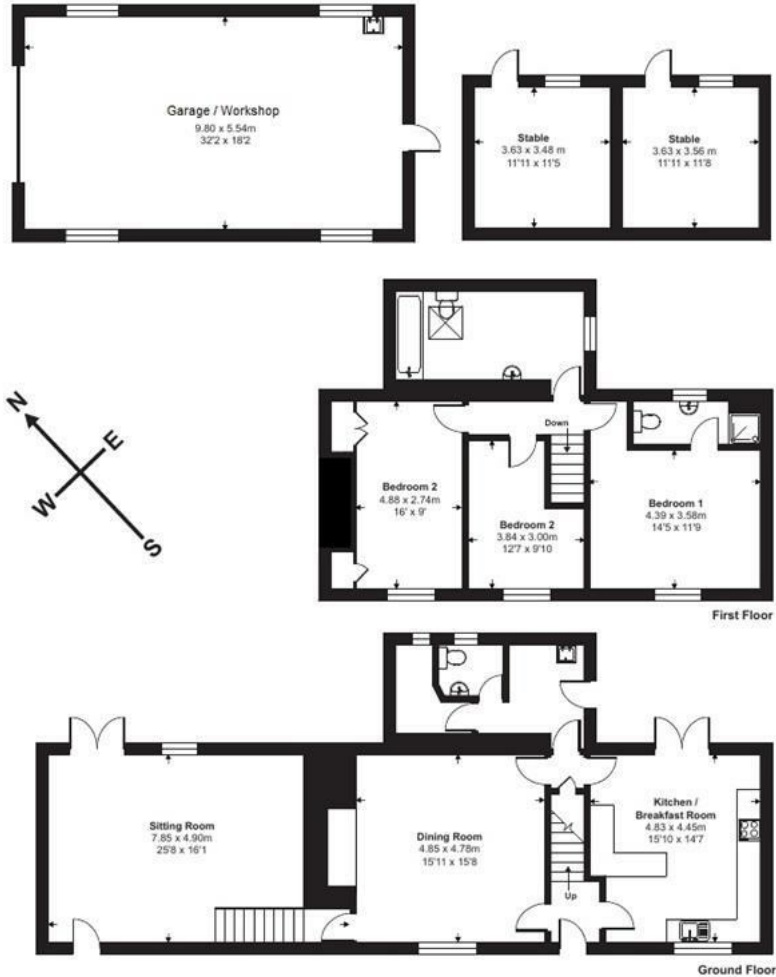
Guide Price £595,000





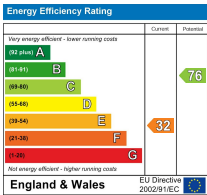


Approximate Area = 1772 sq ft / 164.6 sq m  
Garage = 584 sq ft / 54.2 sq m  
Outbuilding = 506 sq ft / 47 sq m  
Total = 2862 sq ft / 265.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1174952

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.



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