



For identification only
Not to be relied upon



Tower View





Tower View

Chittlehamholt, Umberleigh, Devon, EX37 9PA

South Molton 6 miles Barnstaple 12.5 miles Exeter 27 miles

A beautifully presented and spacious house together with excellent equestrian facilities and land



- Spacious and superbly presented detached house
- Garden Room and Study
- Lovely Enclosed Gardens
- Excellent Stable Block and fenced paddocks
- Freehold
- 2/3 Reception Rooms
- 5/4 Bedrooms (2 with En-Suites)
- Double Garage/Workshop
- Total about 4.74 Acres
- Council Tax Band E

Guide Price £865,000

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Situation

Tower View is set on the outskirts of the popular and active village of Chittlehamholt, which is one of the most coveted villages in the area. At its heart and only a short walk away, village life is celebrated in The Exeter Inn, a recently 'award winning', 16th century, thatched coaching inn and the Community Shop is well stocked with a variety of local produce. The Village Hall bustles as a hub for local clubs, societies and events and on the southern outskirts of the village is The Mole Resort, with facilities including a pool/spa, gym facilities and restaurant. Just over a mile from the village to the east is the B3226 and leads to the local market town of South Molton The A377 is just over two miles to the west from the village and links to the regional centre of Barnstaple to the north or the Cathedral City of Exeter to the south. The National Parks of Exmoor and Dartmoor are within easy reach, as is the heralded North Devon coastline.

Description

Tower View is centred on a spacious detached house with beautifully maintained gardens. The property is mainly of rendered block construction under a tiled roof and has been significantly improved by the current owners. The accommodation will be found to be very well presented throughout as well as being quite flexible in its use.

The house has a lovely outlook over the paddocks and stables that are included with the property which makes Tower View a very appealing property with excellent equestrian credentials.

Accommodation

The front door leads into an enclosed PORCH with a door leading into the first LIVING ROOM or SNUG which is a double aspect room with a fireplace with multi-fuel stove on a slate hearth and stairs to first floor. The UTILITY is fitted with a range of units with worktop over, boiler, space for washing machine, dish washer and upright fridge freezer, stainless steel sink unit and a door to the outside. The KITCHEN is fitted with a range of modern units with slate worktops over, 1½ bowl ceramic sink unit, Rangemaster classic cooker with 5 ring induction hob and hood over. Integrated fridge and larder cupboard. The main LIVING ROOM is a spacious room with multi-fuel stove on a slate hearth. There is a double storage cupboard, secondary staircase to the first floor and door to the garden. Off the utility room a tiled passage leads to BEDROOMS 4 and 5 with one room currently used as a DINING ROOM. Opposite these two bedrooms is a FAMILY BATHROOM with a tiled floor, shower cubicle, pedestal wash basin, WC and panelled bath. There is a STUDY with a tiled floor which leads through to an excellent GARDEN ROOM with a tiled floor and a lovely outlook over the beautiful gardens.

On the FIRST FLOOR the landing leads to the MASTER BEDROOM SUITE comprising firstly a DRESSING ROOM with store cupboard and leads through to the BEDROOM which has fine views over to the stables and the land with the property. Door to secondary staircase and door to an EN-SUITE which is fitted with a large shower cubicle, WC and pedestal wash basin. Returning to the landing, BEDROOM THREE is a single room with fine views and BEDROOM TWO is a double room with fine views and fitted wardrobes either side of a fitted dressing table. The EN-SUITE is fitted with large shower cubicle, WC, pedestal wash basin, heated towel rail. Airing cupboard.





Outside

The property is approached off the country lane over a large, block-paved driveway which provides plenty of parking and access to the DOUBLE GARAGE/WORKSHOP (22'6" x 15') with power and light connected.

Large enclosed gardens wrap around three sides of the house with a sheltered patio at the eastern end. The beautifully maintained gardens are mainly laid to lawn with manicured hedges, trees and shrubs and planted borders provide an abundance of colour. At the western end, concealed by a beech hedge is a gravelled area with a POLYTUNNEL 14' x 14' and a useful storage shed.

The Equestrian Facilities and Land

Set across from the house and served by a separate entrance off the road is an excellent, purpose-built 'American Barn' STABLE BLOCK (overall 35' x 33') which was erected in 2013. Inside there are 4 STABLES (each approx. 11'5" x 11'3") two with automatic drinkers, set either side of a wide passage that also leads to a HAY STORE and TACK ROOM fitted with some kitchen units and a sink. power and water is connected.

The land is predominantly level and is divided by post and rail fencing into three manageable PADDOCKS, each with water troughs. One of the paddocks has a timber-framed double FIELD SHELTER.

In total the property extends to about 4.74 ACRES.

Services

Mains electricity and water. Private drainage system (septic tank and soakaway). Oil fired central heating via radiators.

Mobile signal (O2) available throughout the house and outside. Standard and Superfast broadband are available (Ofcom).

Viewing

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

Directions

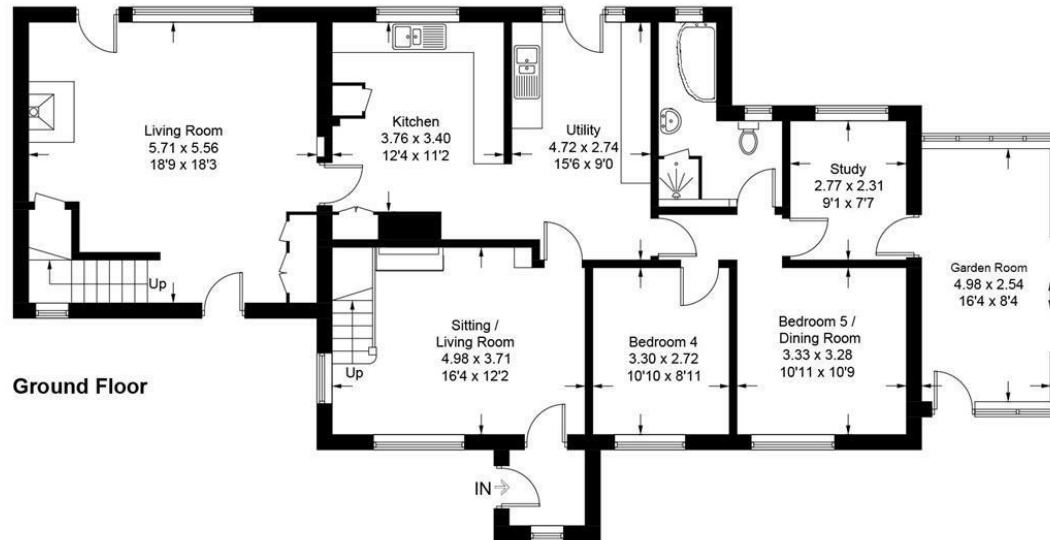
From South Molton proceed in a southerly direction on the B3226 for approximately 4.35 miles, taking the right turn signposted 'Chittlehamholt'. Proceed up the hill and at the top turn left and follow this road into the village. Once in the village take the first right turn, signposted 'Portsmouth Arms' and continue out of the village. Tower View will be found soon after on the left.

What3words Ref: hopefully.expansion.warm

Approximate Gross Internal Area = 202.6 sq m / 2181 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1107685)



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			94
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



