



Leol Cottage

Leol Cottage, Chittlehampton, Umberleigh, EX37 9QJ



South Molton 5 miles Barnstaple 8 miles

A beautifully presented and extended period cottage with large gardens in a popular village.

- Beautifully presented Grade II listed period cottage
- Sitting Room and Dining Room
- Fitted Kitchen
- Hall / Study
- 4 Bedrooms (Master with En-Suite) and Shower Room
- Large enclosed gardens and parking
- Detached double garage and workshop with PP
- Total about a fifth of an acre
- Council Tax Band C
- Freehold

Guide Price £425,000

Situation

Leol Cottage is set towards the eastern edge of the very popular village of Chittlehampton. The village is one of the most sought after in the area and has a fine church, which dominates the Square and has the second tallest church tower in Devon. Excellent village amenities include a Post Office/general stores and very popular and renowned public house, The Bell Inn. About five miles to the east is the thriving market town of South Molton, which offers an excellent range of facilities and amenities including schooling to secondary level. The A361 (North Devon Link Road) bypasses the town and provides an excellent road link to the regional centre of Barnstaple to the west and to Tiverton and the M5 (Junction 27) to the east where there is a railway station at Tiverton Parkway on the London Paddington line. A wider range of facilities and commercial venues are available in the regional centre of Barnstaple, about eight miles to the north-west. Both Exmoor National Park to the north east, Dartmoor National Park to the south and the renowned North Devon coastline are all within easy reach by car.

Description

Leol Cottage is a quintessential period semi-detached cottage of stone/cob elevations under a thatched roof. Having been extended in recent years, the cottage is presented in immaculate decorative order throughout and it is offered to the market with no onward chain. The cottage has a lovely 'cosy' feel, together with a contemporary twist and is ready for immediate occupation. There are large enclosed gardens and a very useful, timber-framed double garage and workshop that has planning consent for conversion to a holiday cottage.

Accommodation

An open porch and front door leads directly into the double aspect SITTING ROOM with an engineered oak floor, ceiling spotlights, inglenook fireplace with slate hearth and wood burning stove and bread oven. There are fitted sideboard units below a large serving hatch into the KITCHEN which is fitted with a striking modern range of units with timber effect worktops with 1½ bowl sink with mixer tap. Integrated appliances include a dishwasher and electric oven with 4 plate induction hob over. Matching range of wall-mounted units and space for upright fridge/freezer. Stairs to first floor. Off the sitting room, through a wide glazed door is the inner HALL with oak floor with plenty of room for a desk and with spiral staircase to the first floor.

The FIRST FLOOR is effectively divided into two and is served by two staircases. From the inner

hall, an oak spiral staircase leads up to the MASTER BEDROOM with glazed double doors leading to a gravelled seating area and the garden. Off the bedroom is an EN-SUITE SHOWER RECESS fitted with a modern suite.

From the kitchen, another staircase leads up to a LANDING with doors off to THREE FURTHER BEDROOMS and a SHOWER ROOM fitted with a modern suite.

Outside

There are two points of access to the cottage. Firstly, a gravelled driveway that leads past the adjoining cottage leads through a pair of gates to a parking area for two cars in front of the cottage and which is bordered by high raised flower beds. Steps lead up to the large, enclosed gardens which are primarily laid to lawn and bordered by mature hedges or fencing. Secondly, a separate driveway provides access to a separate area for parking and to the separate 'L' shaped DOUBLE GARAGE and WORKSHOP. The GARAGE measures 18'5 x 15'9 with the WORKSHOP 15'5 x 10'6.

Planning Permission

North Devon Council has granted planning permission for the EXTENSION TO & CONVERSION OF GARAGE & STORE TO FORM ONE UNIT OF HOLIDAY ACCOMMODATION (Ref 62818). Full details are available on the council's website at northdevon.gov.uk

Services and other information

Mains water, electricity and drainage. Electric heating.

Mobile - EE and O2 limited inside, outside likely from EE, O2, Vodafone and Three (Info taken from Ofcom)

Broadband - Standard and Superfast available (Info taken from Ofcom)

Agent's Note

Leol Cottage has the benefit of a pedestrian and vehicular right of way for access across the gravelled driveway of the adjoining cottage. Please note that this cottage (Thatch Cottage), although separately owned, is also currently on the market with Stags.

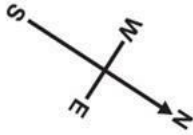
Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572 263.

Directions

From South Molton take the B3227 towards Umberleigh. After about 4 miles at Winson Cross (War Memorial) turn right. Continue on this country lane into Chittlehampton and the entrance to the property will soon be found on the left. What3words Ref: tins.sorry.flop





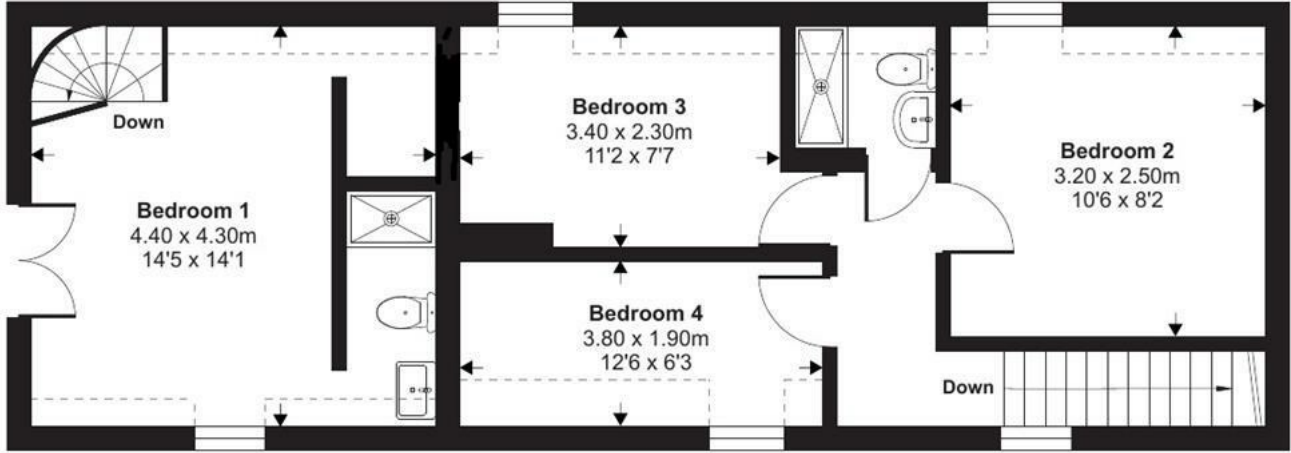
Denotes restricted head height

Approximate Area = 1132 sq ft / 105.1 sq m

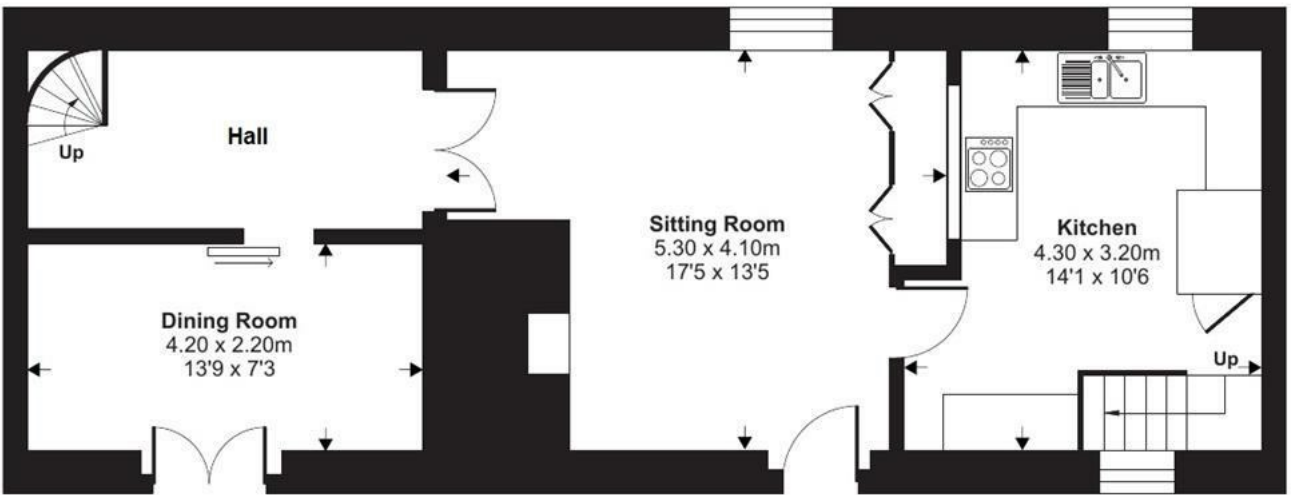
Limited Use Area(s) = 66 sq ft / 6.1 sq m

Total = 1198 sq ft / 111.2 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1187965

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