



Hill Brow







# Hill Brow

Chittlehamholt, Umberleigh, Devon, EX37 9NS

South Molton 6.5 miles Barnstaple 13 miles Exeter 27 miles

A very spacious and beautifully appointed house in a glorious, elevated setting with breath-taking panoramic views to Dartmoor

- Superbly appointed and spacious detached house (3,572 sqft)
- Large sitting/dining room and study
- 5/6 Bedrooms (master with dressing room and en-suite)
- Large landscaped gardens (0.54 acres)
- Freehold
- Outskirts of a popular village with breath-taking panoramic views
- Kitchen/breakfast room
- Games Room/Studio
- Car-port, workshop and separate studio/gym
- Council Tax Band G

Guide Price £895,000

## Stags South Molton

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### Situation

Hill Brow is situated on the southerly outskirts of the sought after, elevated village of Chittlehamholt, which has a church, village hall, community shop and award winning public house, The Exeter Inn. The Mole Resort, with its impressive, state of the art leisure facilities is also situated on the edge of the village.

The local market town of South Molton lies about six and a half miles away and offers a good range of further amenities including schooling to secondary level, a good range of shops and Sainsbury's supermarket. The town holds a weekly livestock market and also has an award winning pannier market. The larger regional centre of Barnstaple is about 13 miles and the Cathedral City of Exeter is about 27 miles to the south east.

Both Exmoor and Dartmoor National Parks as well as the renowned North Devon coastline are within easy reach by car.

### Description

Primarily of rendered cavity block construction under a slate and fibreglass roof, Hill Brow is an imposing detached house set in a glorious location on the outskirts of the village. The house is very spacious, offering over 3,500 sq ft of beautifully presented accommodation, having been significantly improved by the current owners. The house is set in a large plot of just over half an acre of landscaped gardens with very useful and adaptable outbuildings and enjoys breath-taking panoramic views.

### Accommodation

A part glazed front door into the HALL with a flagstone floor, useful under-stairs cupboard and stairs to the first floor. The CLOAKROOM has a vanity wash basin, WC and coat hanging space. The double aspect STUDY has glazed doors to the outside. The KITCHEN/BREAKFAST ROOM has oak flooring and is fitted with a modern range of units with Minerva worktops, integrated dishwasher, 1¼ bowl stainless steel sink with mixer tap and state of the art Everhot 120i range cooker with 3 ovens and induction hob. Glazed double doors lead through to the dining room. The UTILITY ROOM has a tiled floor, part-glazed door to outside, Belfast sink unit with mixer tap set in an oak worktop, Grant oil-fired boiler and matching wall cupboards. An inner UTILITY ROOM has plumbing for washing machine and space for dryer. Leading off the main hall and the kitchen is a large and very impressive 'L' shaped LIVING/DINING ROOM with stunning double aspect views over the gardens and beyond. There is a feature fireplace with wood-burning stove and the dining area has an oak floor.

On the FIRST FLOOR there is a GALLERIED LANDING with an airing cupboard. The MASTER BEDROOM is a large double aspect room with stunning views and has a DRESSING ROOM with fitted wardrobes and shelving units. The spacious EN-SUITE BATHROOM has a panelled bath, large shower cubicle, vanity wash basin and heated towel rail. BEDROOM TWO is a large double room with two built-in wardrobes (1 shelved) and has stunning views. BEDROOM 3 is also a large double room with two built-in wardrobes. The FAMILY BATHROOM is fitted with a panelled bath with mixer shower attachment, large shower cubicle, WC, pedestal wash basin and heated towel rail.

On the SECOND FLOOR the landing has a cloaks cupboard. BEDROOM FOUR is a double room with built-in wardrobe and an EN-SUITE with tiled shower cubicle, vanity wash basin and WC. BEDROOM FIVE is a double aspect double room with EN-SUITE WC and vanity wash basin. Completing the second floor is a LARGE GAMES ROOM/STUDIO that has much potential for a wide variety of uses or could also be used as a further bedroom if required.





### Outside

Hill Brow is approached over a double five-bar gated entrance that leads to a large parking and turning area above the house and to a DOUBLE CAR PORT with an attached WORKSHOP with power and light. There is a timber-framed garden shed to the side. Steps lead down to the front door and double timber five-bar gates also lead into the gardens.

There is a paved area surrounding the house with the southern aspect having a VERANDA with doors leading out from the living room and takes full advantage of the views from the property. The majority of the gardens are laid to lawn and surrounded by mature, trimmed beech hedging and planted with colourful flower and shrub borders.

In the corner of the garden is a very useful STUDIO/GYM that has power, light, water and drainage connected and has much potential for alternative uses such as a work from home office or self-contained annexe.

In total the property extends to just over HALF AN ACRE.

### Services

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

Mobile - Reception 'likely' from all major providers (Ofcom).

Broadband - Standard and superfast broadband are available (Ofcom).

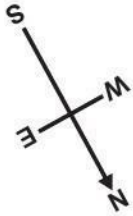
### Viewing

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

### Directions

From the centre of Chittlehamholt, head south out of the village and the property will soon be found on the right.

What3words Ref: midfield.snowboard.lump



Approximate Area = 3572 sq ft / 331.8 sq m (excludes carport)

Limited Use Area(s) = 318 sq ft / 29.55 sq m

Outbuildings = 488 sq ft / 45.35 sq m

Total = 4378 sq ft / 406.7 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīche.com 2025. Produced for Stags. REF: 1268104



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	74
EU Directive 2002/91/EC		



