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Home Down House



Chittlehampton 0.5 miles South Molton 5 miles Barnstaple 9 miles

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A superb detached house presented to an exceptional standard with large gardens and fine views.

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- Superbly Presented
- Excellent Kitchen/Dining Room
- Sitting Room
- Conservatory
- 4 Bedrooms (Master En-Suite)
- Bathroom and Shower Room
- Fine Views
- Total About 0.5 Acres

Guide Price £575,000



#### SITUATION

Home Down House is situated in a slightly elevated position about half a mile from the sought after village of Chittlehampton. The popular village has a fine church, which dominates the Square and has the second tallest church tower in Devon. There is also a primary school, Post Office/general stores and ever popular public house, The Bell Inn. The market town of South Molton is five miles to the east and is able to meet most everyday requirements with a health centre, bank, Post Office, good range of shops, Sainsbury's supermarket, garages, restaurants and pubs. A wider range of facilities is available in the regional centre of Barnstaple, about nine miles to the north-west. Homedown House is also readily accessible to the Exmoor National Park to the north, the Dartmoor National Park to the south and the renowned North Devon coastline is within easy reach by car.

#### DESCRIPTION

Originally converted from an agricultural building on the Clinton Devon Estate in the 1980's, Home Down House is now a spacious property with a lovely outlook across its own large garden and beyond. Having been significantly improved by the current owners over recent years, including a utility extension at the western end and a superb fitted kitchen / dining room, the property will be found in superb decorative order throughout . The house stands at the northern end of a half an acre plot of large, mature gardens which have been meticulously maintained and in the south eastern corner is a very useful and adaptable two storey barn.

#### ACCOMMODATION

The front door leads into an enclosed PORCH with a tiled floor and part glazed door into HALL with stairs to the first floor. The KITCHEN/DINING ROOM is a double aspect and open plan room that was completely remodelled at the end of 2016. The kitchen area is fitted with a good range of matching wall and base units with integrated dish washer, 1 1/2 bowl sink unit, 5 ring LPG gas hob and tall unit with double oven. Central island unit (with sun tube above) with integrated fridge. A part glazed door leads into the UTILITY ROOM with door to outside, matching wall and base units, sink unit, space and plumbing for washing machine and dryer.

Off the hall is a well-fitted BATHROOM with tiled floor, pedestal wash basin, WC, panelled bath with shower over and screen, heated towel rail and airing cupboard.

The SITTING ROOM is a large room with exposed ceiling beams and a large fireplace with a stone hearth and wood burning stove. Under-stairs

cupboard. Glazed double doors lead into the CONSERVATORY with a tiled floor and double doors to the garden.

On the FIRST FLOOR there is a GALLERIED LANDING with doors off to all rooms. CLOAKROOM with WC and wash basin with cupboard below and fully tiled SHOWER ROOM with shower cubicle, wash basin and heated towel rail. The MASTER BEDROOM is a double aspect double room with a large fitted wardrobe and EN-SUITE SHOWER ROOM, fully tiled with a walk in shower, WC, wash basin and heated towel rail. BEDROOMS TWO and THREE are both double rooms and BEDROOM FOUR is a single room with built in wardrobe.

#### OUTSIDE

The property is approached off the country lane that leads past the property via a gated entrance leading to a parking area and continues past the house to a further parking and turning area and detached large GARAGE incorporating a UTILITY ROOM fitted with kitchen units. The driveway is flanked by well-stocked flower and shrub beds and there is also an aluminium-framed greenhouse. The main, south facing gardens are primarily laid to lawn bordered by mature trees and beech hedging with a raised, decked sitting out area with an appealing outlook across the grounds. In the south eastern corner there is a very useful timber-framed BARN of two-storey construction with power and light connected. Adjacent is a vegetable garden with fruit cage. A further greenhouse is tucked away behind the barn. In total the property extends to JUST OVER HALF AN ACRE.

#### SERVICES

Mains electricity and water, private drainage. LPG fired central heating via radiators.

#### VIEWING

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

#### DIRECTIONS

From South Molton take the B3227 towards Umberleigh. After five miles at Homedown Cross turn left signposted to Chittlehamholt. Home Down House will be found as the first property on the right.





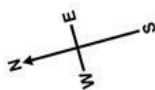


Approximate Area = 2494 sq ft / 231.69 sq m (includes garage)

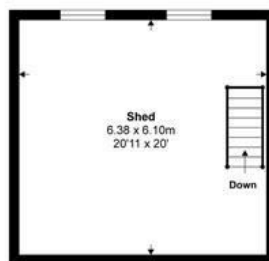
Outbuilding = 840 sq ft / 78.04 sq m

Total = 3334 sq ft / 309.72 sq m

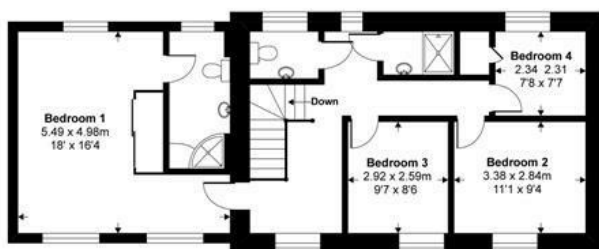
For identification only - Not to scale



Outbuilding Ground Floor



Outbuilding First Floor



First Floor



Ground Floor

Denotes restricted head height



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Stags. REF: 624531

These particulars are a guide only and should not be relied upon for any purpose.

29 The Square, South Molton, EX36 3AQ



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(49-54) <b>E</b>		
(41-48) <b>F</b>		
(35-39) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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