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School House & Courtyard Cottage

## School House & Courtyard Cottage , Chittlehampton, Umberleigh, Devon EX37 9QW



South Molton 5 miles Barnstaple 8 miles

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A spacious and well-presented detached house with holiday cottage set in a popular village

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- Very Sought After Village
- Spacious Detached House
- 2 Receptions / 4/5 Bedrooms
- Garage/Workshop
- Additional 2 Bed Cottage
- Large Gardens
- Total about a Quarter of an Acre

Guide Price £635,000

### Situation

School House and Courtyard Cottage are set just off the impressive village Square of the sought after village of Chittlehampton. The popular village has a thriving community and excellent village amenities including a general stores/post office, primary school, church and a very popular public house, The Bell Inn.

About five miles to the east is the thriving and popular market town of South Molton, which offers an excellent range of shopping, social and banking facilities as well as infant, junior and senior schools. 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. Exmoor National Park and the impressive North Devon coastline with its steep cliffs and wide sandy beaches is also within easy reach by car.

### Description

School House is an appealing and spacious character property consisting of a five bedroom detached main house with the added benefit of a further detached two bedroom cottage, which has permission for residential use but is equally suited to its current use as a holiday cottage. Both properties are well-presented and would ideally suit the needs for those seeking a property which can generate an income or those seeking a property for dual occupancy or with an annexe for a dependent relative.

### School House

A front door leads into the HALL with stairs to the first floor and a door to the rear LOBBY with CLOAKROOM off. The LIVING ROOM has a bay window to the front, fireplace with timber surround and mantel over and cupboards and book shelving with side of the chimney breast. The DINING ROOM has a similar fireplace and built in storage cupboard. The STUDY is a versatile room which could equally be used as a possible bedroom or hobby room. The KITCHEN/BREAKFAST ROOM is fitted with an extensive range of matching units, space and plumbing for dishwasher and washing machine. Fitted hob and oven with hood over. Oil fired Rayburn for domestic hot water and central heating. Off the kitchen is a SIDE LOBBY with door to the side garden.

On the FIRST FLOOR the GALLERIED LANDING gives access to the 4 MAIN BEDROOMS, with the spacious MASTER BEDROOM having a cast iron fireplace and EN-SUITE BATHROOM fitted with a modern suite. Also off the landing is a separate CLOAKROOM. At the western end of the landing is

a further ROOM that could be used as an occasional bedroom and off this room is the BATHROOM which is fitted with a modern suite. Accessed via a staircase a useful LOFT ROOM with Velux window and built in storage.

### Courtyard Cottage

Courtyard Cottage is situated across a courtyard to the rear of School House and is an attractive, detached cottage. A glazed front door leads through to the KITCHEN/DINING ROOM with stairs to first floor and fitted with a range of modern units with space and plumbing for washing machine. A LIVING ROOM completes the ground floor whilst to the first floor there are 2 BEDROOMS and a SHOWER ROOM fitted with a modern suite.

### Outside

Large, solid timber gates lead into an enclosed cobbled courtyard set between the house and the cottage and to the GARAGE/WORKSHOP (18'1" x 13'). A path leads past a patio area adjacent to Courtyard Cottage bordered by attractive border plants and shrubs and to a gate, which leads to a GARDEN to the side of School House which is laid mainly to lawn and is fully enclosed on all sides by attractive stone walling or mature hedge. The footpath which leads to the gate also leads to the LARGE UPPER GARDEN, bounded by attractive hedgerow and stone walling and mainly laid to lawn with mature trees and shrubs. From the upper garden fine views are enjoyed over the village. In total the property extends to about a QUARTER OF AN ACRE.

### Viewing

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

### Directions

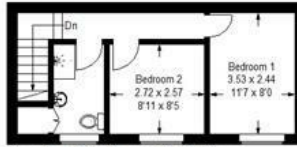
The School House is easily found in the top left hand corner of Chittlehampton village square.

### Services

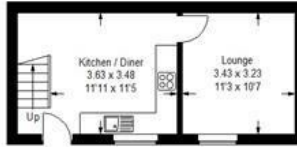
All mains services, including mains gas, are connected to the property.



Approximate Gross Internal Area = 206.6 sq m / 2224 sq ft  
 Garage / Workshop = 22.3 sq m / 240 sq ft  
 Courtyard Cottage = 56.2 sq m / 605 sq ft  
 Total = 285.1 sq m / 3069 sq ft

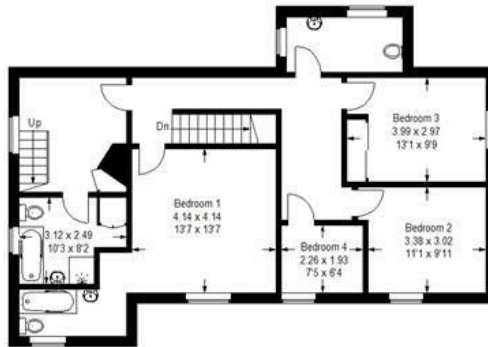


Courtyard Cottage - First Floor

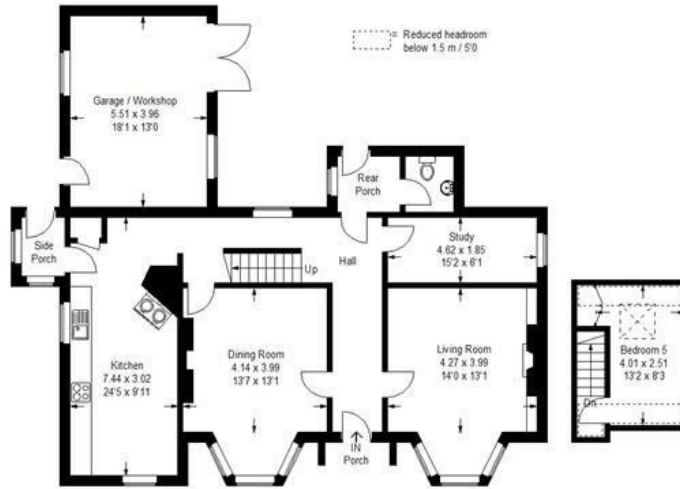


Courtyard Cottage - Ground Floor

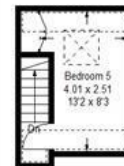
(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
 FloorplansUsketch.com © 2020 (ID670373)

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
(92-100) A	(81-91) B	(69-88) C	(51-68) D
(51-68) D	(35-50) E	(22-34) F	(1-21) G
		81	59
(Net energy-related - higher savings costs)		EU Directive 2002/91/EC	England & Wales

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