



Kingsbeare Bungalow



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Chittlehampton, Umberleigh, Devon, EX37 9RH

South Molton 5.5 miles - Umberleigh 3 miles - Barnstaple 9 miles

A detached 1960s bungalow (AOC) for renovation/redevelopment, outbuildings with potential for conversion (subject to planning) & 33.69 acres of pasture/woodland.

- Bungalow (AOC) with 4 Bedrooms
- 27 Acres (10.92 Hectares) of woodland
- 138 SQM / 1485 SQ FT
- Council Tax Band C
- Outbuildings with scope to convert (STPP)
- 6 Acres (2.42 Hectares) of pasture land
- No Ongoing Chain
- Freehold

Guide Price £460,000

SITUATION AND AMENITIES

Situated in a private location approximately 1 mile outside of the 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 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 nine 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

A detached bungalow set within its own land of approximately 33.69 Acres (13.63 Hectares) comprising pasture and woodland. The bungalow has previously been granted planning permission to extend by North Devon Council under planning reference 43356. The property requires modernisation, the layout comprises; Hallway, Lounge with open fire, Kitchen/Breakfast Room with oil fired Rayburn range, Utility Room, WC, 4 Bedrooms (one en-suite shower room) and a Bathroom. The land extends to approximately 6 acres of pastureland, 27 acres of woodland and a level garden. Courtyard with outbuildings with power and lighting, which may have potential to convert to residential properties subject to obtaining the necessary planning permission. Subject to an Agricultural Occupancy Condition (AOC).

Agricultural Occupancy Condition (AOC)

Kingsbeare Bungalow is subject to an Agricultural Occupancy Condition (AOC). This limits the occupancy of the bungalow to 'persons whose employment or latest employment is or was employment in was employment in agriculture as defined by Section 100 (i) of the Town & Country Planning Act 1947, or in forestry or in an industry mainly dependant on agriculture and also the dependants of such persons as foresaid'.

SERVICES

Oil generated electric system, private water supple (bore hole) private drainage (septic tank.)

LOCAL AUTHORITY

North Devon District Council. Tel: 01271 327711
(www.northdevon.gov.uk)
Council Tax: Exempt. Previously Band C

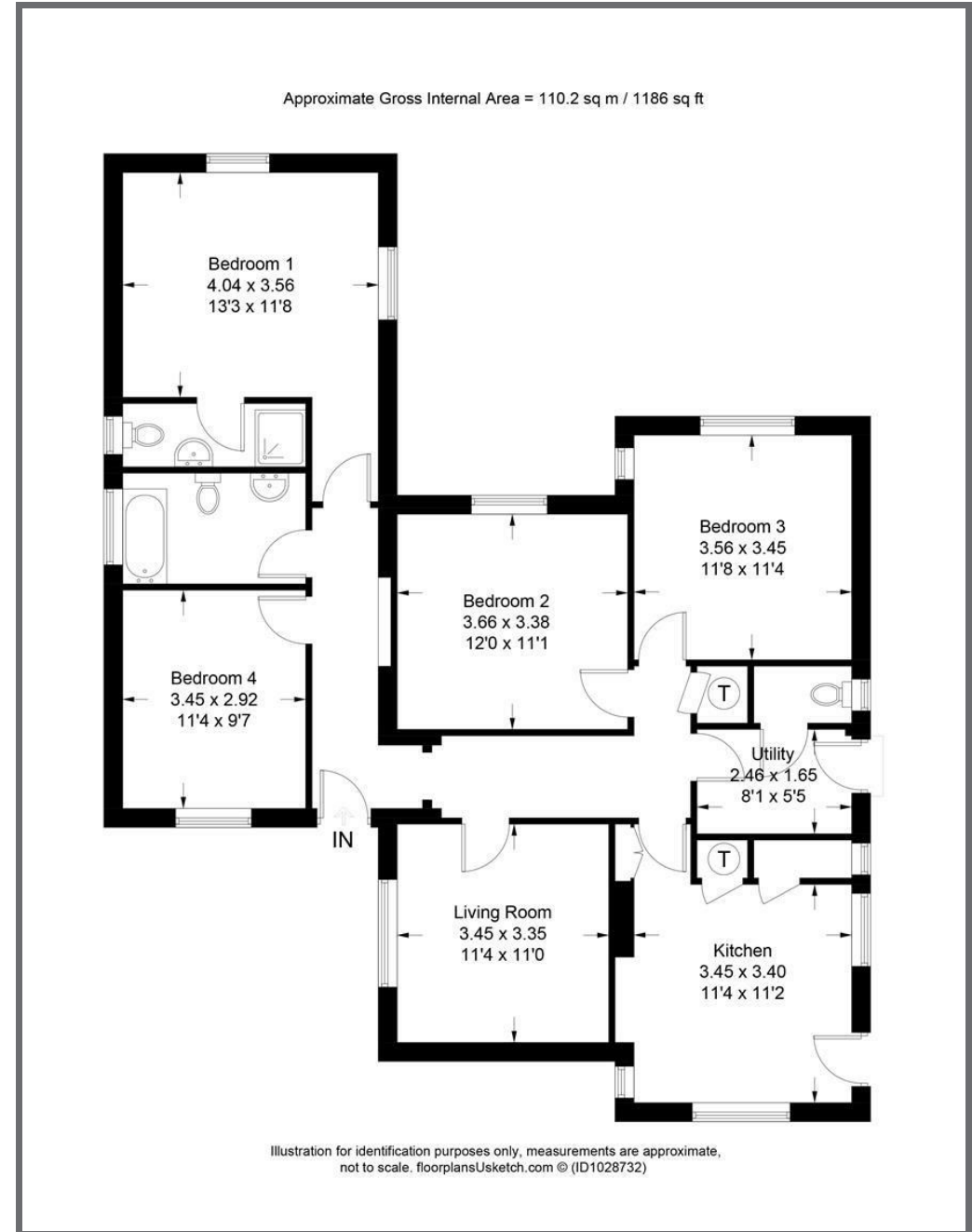
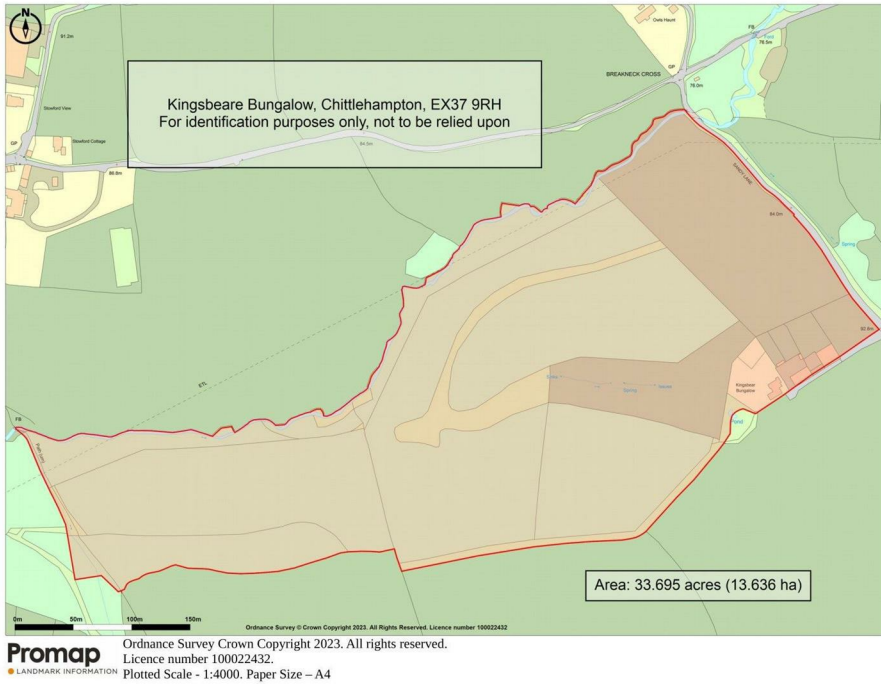
DIRECTIONS

What3Words: [///highly.vital.lookout](https://www.what3words.com/#!/highly.vital.lookout)

From Chittlehampton Village square proceed out of the village on East Street and left onto Hill Head, after a short distance take a left hand turn signposted Filleigh and Barnstaple. At the crossroads turn left and then right onto Sandy Lane, the access lane to the property can be found on the left hand side approximately 500m down the lane.



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



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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		58
(39-54)	E		
(21-38)	F	14	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	