



Lower Chuggaton







# Lower Chuggaton

Cobbaton, Chittlehampton, Umberleigh, Devon, EX37 9SB

Barnstaple 7 miles. South Molton 8 miles. Saunton Beach 14 miles

A 16th Century Grade II listed farmhouse set in 1.12 acres of landscaped gardens in a private and timeless location.



- 16th Century Grade II listed Farmhouse
- 2 Receptions Rooms
- Stunning Location
- Double Garage & Heritage Carport
- Council Tax Band F
- 3 Bedrooms plus Study
- Shower Room & En-suite Bathroom
- Scope to create further accommodation (STPP)
- 1.12 Acres of Gardens
- Freehold

Guide Price £795,000

## Stags Barnstaple

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### SITUATION AND AMENITIES

Located off a country lane with no immediate neighbours and enjoying stunning countryside views. Located within easy reach of local villages and Umberleigh train station which has a regular service between Barnstaple and Exeter. Umberleigh also benefits from a popular pub/restaurant, primary school, village hall and is on the bus route for secondary schools, including West Buckland. Other nearby villages include; Bishops Tawton, Swimbridge and Chittlehampton with their variety of village inns, primary schools and shops with the larger centres of South Molton and Barnstaple being no more than 6 to 8 miles distant to the east and north respectively.

The centre of Barnstaple is within about 15 minutes by car, and as the Regional centre houses the area's main business, commercial, leisure and shopping venues, as well as Pannier Market and North Devon District hospital. From Barnstaple there is access to the A361 Link Road, which leads in about 45 minutes to Junction 27 of the M5 Motorway and where Tiverton Parkway also offers a fast service of trains to London Paddington in just over 2 hours. The property is also within about 15 minute's drive of the North Devon coast at Ilfracombe with the renowned surfing beaches at Saunton, Croyde and Woolacombe a little further afield.

### DESCRIPTION

Lower Chuggaton is a fine example of a 16th century Grade II listed farmhouse in a stunning rural location and a rare find. The property presents colourwash rendered elevations with wooden windows beneath a slate roof. The layout briefly consists on the ground floor; Porch, kitchen/breakfast room with AGA, utility room, cloakroom WC, sitting room with Inglenook fireplace, study off, dining room with log burner, scope to use as a 4th bedroom, rear lobby. On the first floor, landing, 3 double bedrooms, one with en-suite bathroom and dressing area and additional shower room. The property is approached off a green lane with a gated driveway leading to a sweeping driveway, there is ample parking, along with a detached house garage which may have potential to create additional accommodation subject to consent, and an additional heritage double carport, there are also various sheds and useful outbuilds in the 1.12 acre grounds.

The property offers well presented accommodation which combines modern refinements with original character features.

The layout of the accommodation with approximate dimensions is more clearly identified on the accompanying floorplan.





## GROUND FLOOR

Front door leading directly into LIVING ROOM with entrance matting and fitted carpets, stable style door off to kitchen/diner (described later). The living room has a number of interesting features, including former creamery, inglenook fireplace, multi-fuel wood burner, bible cupboard, chamfered beams and window seat. Door off to stairs leading to first floor and another door off to STUDY with window to rear elevation and further door into DINING ROOM inglenook fireplace with multi-fuel log burner and former bread oven. This room of the house may have potential for annexed accommodation, as it has a separate door to the front and side. KITCHEN/DINING ROOM with windows to front and side, overlooking surrounding fields, tiled floor, shaker style fitted kitchen with matching wall and base units, integrated fridge, wood worktops, inset butler sink with mixer tap, tiled splashback, exposed beams, gas AGA. Separate UTILITY ROOM with matching units to kitchen, window overlooking rear garden and door to side porch, integrated electric fan oven and four-point gas hob, tiled splashback, stainless steel sink and drainer with mixer tap, space for white goods and free-standing fridge/freezer. DOWNSTAIRS CLOAKROOM/WC with window to rear, wall mounted Worcester boiler, tiled floor, potentially space to install shower. SIDE LOBBY with door directly to side garden.

## FIRST FLOOR

HALF LANDING with window overlooking rear garden, airing cupboard with slatted shelving, loft access via hatch. Spacious LANDING with enough space to create a small snug with window overlooking the front gardens and beyond. BEDROOM 1 dual aspect room with windows to front and side, DRESSING AREA. EN-SUITE BATHROOM with window to rear, four-piece suite comprising shower, panelled bath, WC and vanity hand wash basin, tiled splashback, heated towel rail, light and shaver point. BEDROOM 2 window to front, exposed beams. BEDROOM 3 window overlooking the front garden, exposed beams and built-in wardrobes. SHOWER ROOM with window to rear, tiled floor, aqua-panelled walls, dual flush WC, pedestal wash basin, heated towel rail, light and shaver point.

## OUTSIDE

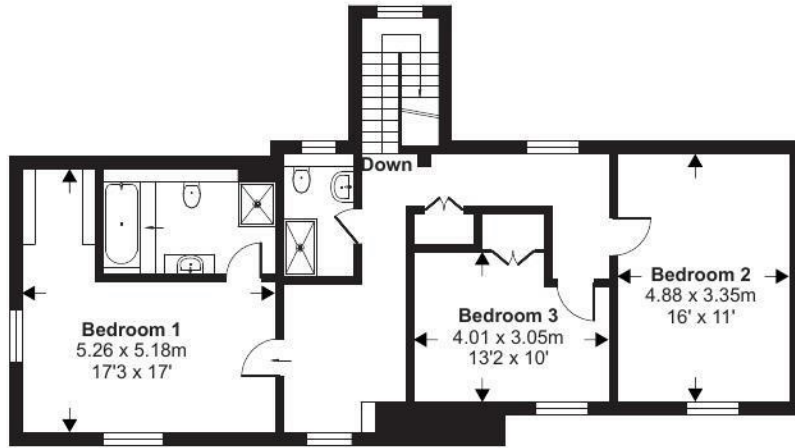
The property is accessed off a green lane, with gated access onto block paved driveway, gravelled PARKING AREA and double heritage CARPORT. Within the garden are a number of OUTBUILDINGS. FORMER STABLES now used for storage, workshop and log store. The property also benefits from a DOUBLE GARAGE which is detached from the house and may have scope to create further accommodation (subject to obtaining the necessary planning permission). The FORMAL GARDENS wrap around the property, are fully enclosed and adjoin surrounding open farmland. Within the garden there is a plethora of plants, shrubs, trees, fruit trees and separate VEGETABLE GARDEN with fruit cages and raised beds. Also within the garden is a former well and pond, WALLED SUN TERRACE, SUMMERHOUSE and various POTTING SHED and TOOL SHEDS.

## SERVICES

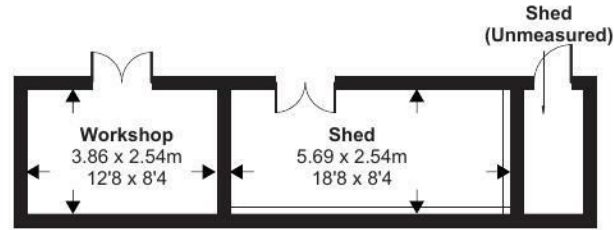
Mains electricity, water and gas. Private drainage (septic tank). According to Ofcom standard broadband is available, along with multiple mobile phone networks.

## DIRECTIONS

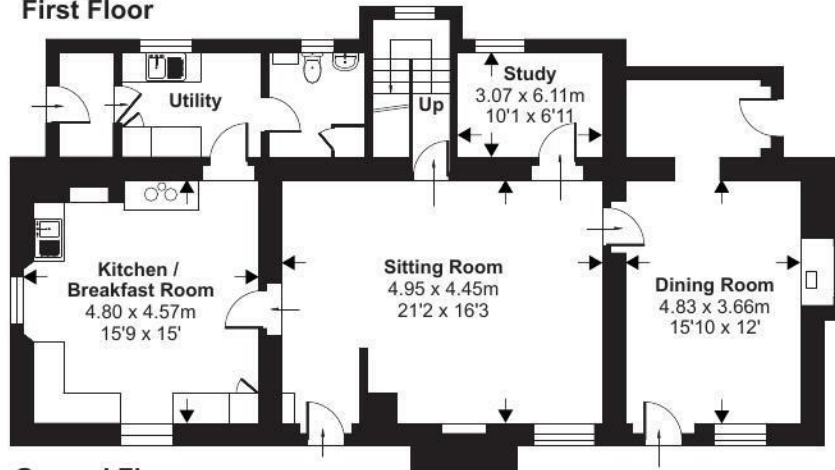
WHAT3WORDS: ///paints.plunge.windmill



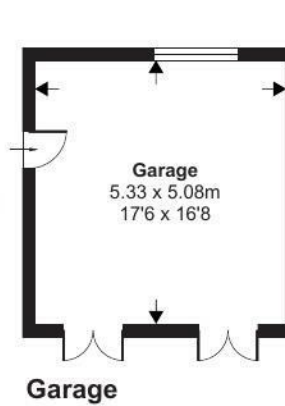
First Floor



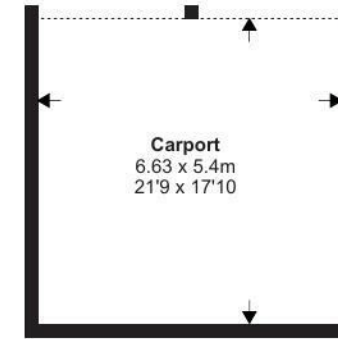
Outbuilding 1 / 2



Ground Floor



Garage



Carport

Approximate Area = 2175 sq ft / 202 sq m (excludes carport / shed)  
 Garage = 292 sq ft / 27.1 sq m  
 Outbuildings = 262 sq ft / 24.3 sq m  
 Total = 2729 sq ft / 253.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1145585



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



