



## Summerhall House , Littleham, Bideford, Devon EX39 5HG

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A Grade II listed residence enjoying wonderful views over the surrounding countryside and over the valley of the River Yeo.

Outskirts of Littleham village, Bideford 1.3 miles, Westward Ho! 3.6 miles, Barnstaple 10.9 miles

• Elegant period 3-bed home • Part Furnished • Parking and outbuilding • Fine views and Garden • Available 17 December • Pets considered by negotiation • 6 / 12 months • Deposit £1725 • Council tax band C • Tenant Fees Apply

**£1,495 Per Calendar Month**

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## DESCRIPTION

Summerhall House is the centre and main portion of a period Grade II listed residence enjoying wonderful views over the surrounding countryside and over the valley of the River Yeo. The property has been sympathetically restored and renovated in more recent years and now offers stylish accommodation while retaining many of its original features. Externally the gardens lie on the south side of the house and extend down to the road below and are flanked by a concreted entrance drive with electronic gates. There is also secondary vehicular access through double gates at the rear.

## THE ACCOMMODATION COMPRISES

An attractive front door leads into:

### RECEPTION HALL

Setting the tone for the rest of the house with many period features including, high ceilings, cornicing, decorative tiled flooring and elegant sash windows. The reception hall leads to its two principal reception rooms:

### SITTING ROOM

The sitting room enjoys solid wooden flooring, large sash window with original shutters and fireplace with wood burner. Carbon monoxide alarm.

### KITCHEN/DINING ROOM

The most notable room is perhaps the superb kitchen/dining room, being split into two sections but still presents an open plan layout with part being used as a dining room or second sitting room, with parquet flooring, sash window with shutters to the front and fireplace (not in use). Beyond this and to the rear is the stylish kitchen which includes, limestone tiled flooring, breakfast bar, a range of higher and lower wooden units with granite worktops, integrated oven, microwave and electric hob, inset sink and AGA stove (not in use).

### WC

Wash hand basin, WC and storage. Tiled floor.

### CONSERVATORY

Large conservatory with access to the rear courtyard. Flagstone flooring.

### LANDING

Solid wood floor. Smoke alarm. The quality and attention to detail continues to the first floor where all of the elegant and well-appointed bedrooms have classic proportions, wooden flooring, high ceilings and good views. The principle bedroom benefits from an en-suite shower. The elegant main bathroom includes a roll top bath, WC, sink, cast iron radiator, wooden flooring and wood panelling detail to the walls. There is access via a staircase to the roof space which offers potential for an attic conversion that would make a fourth bedroom or large reception room upon obtaining necessary permission.

### MASTER BEDROOM

Spacious bedroom well-appointed bedroom. Wooden flooring, high ceilings and good views.

### EN-SUITE SHOWER ROOM

Walk-in shower. Wash hand basin. WC.

### BEDROOM 2

Another spacious bedroom with wooden floor and views.

### BEDROOM 3

Further double bedroom with lovely views. Wooden floor.

### BATHROOM

The elegant main bathroom includes a roll top bath, WC, sink, cast iron radiator, wooden flooring and wood panelling detail to the walls.

### ATTIC

There is access via a staircase to the roof space which may be used for storage.

### OUTSIDE

The property is approached by a long private driveway which is shared with two other properties leading up to Summerhall House, there are

landscaped gardens to the front with mature trees and shrubs and decking area which overlooks the river and valley. There is one outbuilding, which is a practical utility room /Sauna. There is a cobbled courtyard area and parking to the rear of the property for two cars.

## SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Oil fired central heating

Ofcom predicted broadband services - Superfast: Download 55 Mbps, Upload 16 Mbps. Standard: Download 6 Mbps, Upload 0.7 Mbps.

Ofcom predicted mobile coverage for voice and data: EE and Three.

Local Authority: Council tax band C

## SITUATION

The property enjoys the best of both worlds, being set in a elevated and tranquil location with a back drop of countryside and river Yeo below, yet only a 5 minute drive away from Bideford centre. The nearest village is Littleham, located just over a mile away. This traditional Devonshire village benefits from a range of social clubs and a popular Inn, which serves food. The port and market town of Bideford offers a wider range of amenities including various shops, pubs, restaurants and cafes. Bideford also has schooling for all ages (public and private), retail park and five supermarkets. The renowned coastal town of Westward Ho! is nearby, with a three mile long, safe and sandy beach. The historic market town of Great Torrington is located 8.4 miles away and also has a wide range of amenities for its size including a bank, butchers, bakeries and the renowned Plough Arts Centre. There is also a 9-hole golf course and numerous tourist attractions include RHS Rosemoor and Dartington Crystal factory. The regional centre of Barnstaple (approximately 10.9 miles away) offers all the area's main business, shopping, commercial venues and train station connecting to Exeter, the A361 and onto the M5 motorway (junction 27).

## DIRECTIONS

From Bideford take the A386 south signed Okehampton/Holsworthy. After approx 1.5 miles turn right signed Littleham, Buckland Brewer, Parkham, Bradworthy. Follow this road for around half a mile where you will find the drive going up to your right with a Stags 'To Let' board clearly displayed. The property will be found on your right.

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## LETTINGS

The property is available to let, part furnished, long term on an Assured Shorthold Tenancy for 6/12 months plus and is available 17 December. RENT: £1,495.00 PCM exclusive of all other charges. Pets considered by negotiation. Where the agreed let permits pets the RENT will be £1,520. No sharers or smokers. DEPOSIT: £1,725.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). A minimum annual gross household income of £44,850.00 is required to be considered. References required, viewings strictly through the agents.

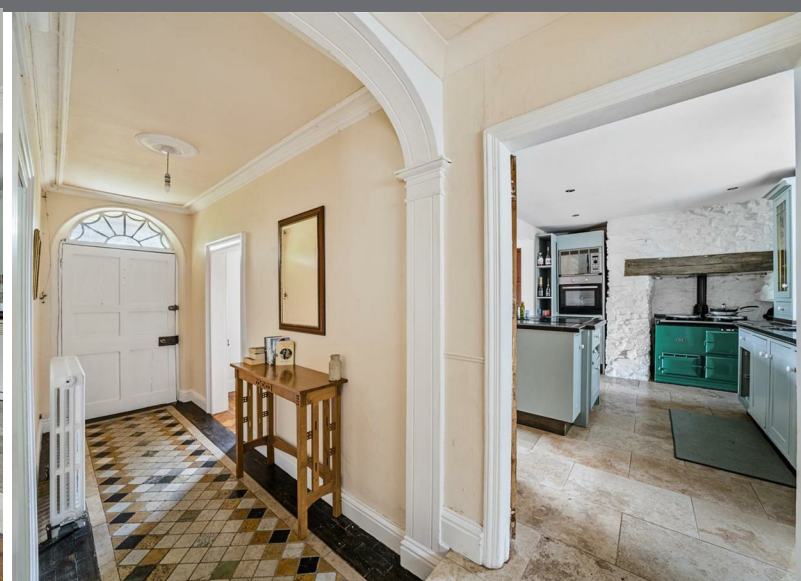
## TENANT FEES & HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £345.00) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

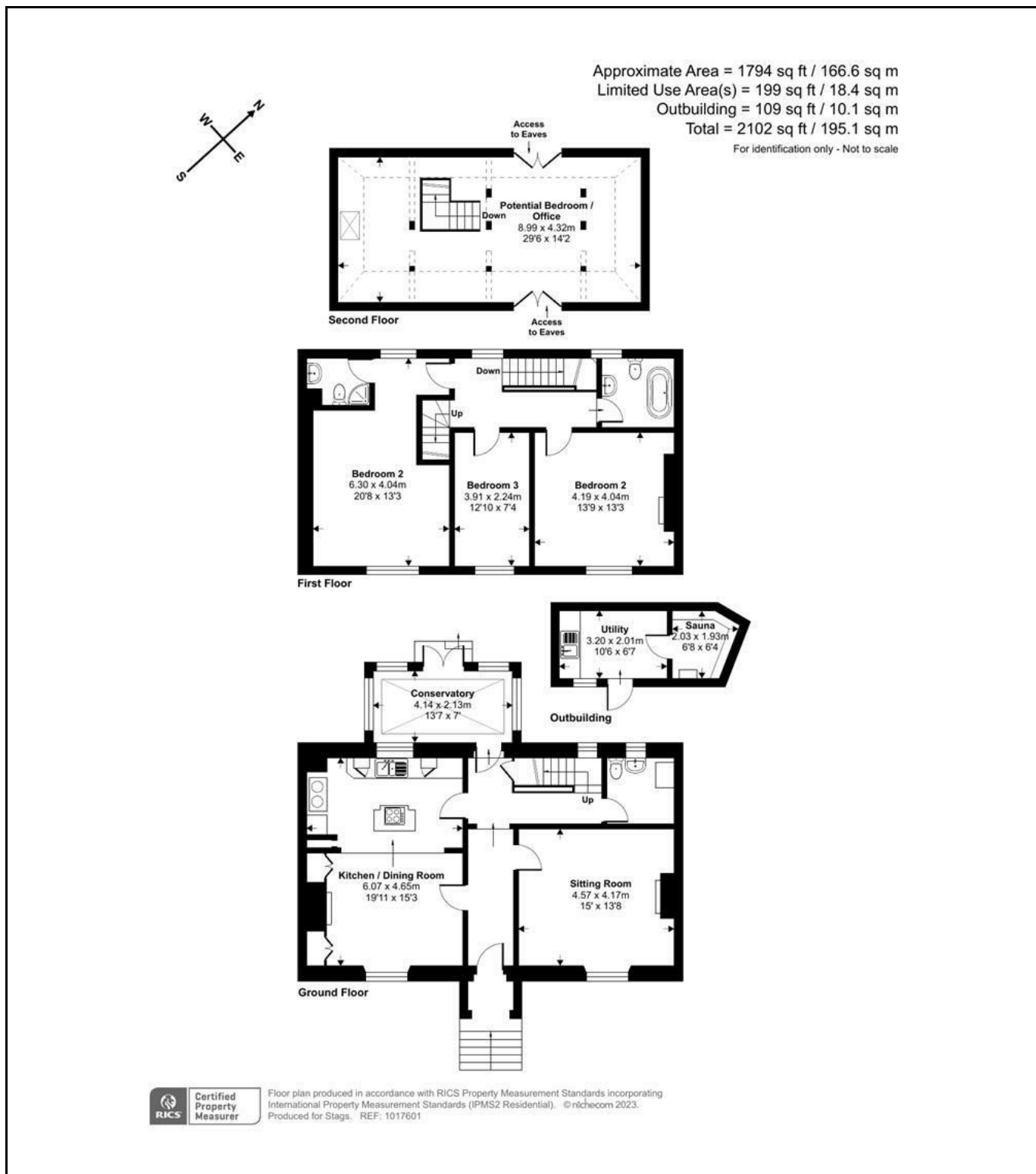
## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.









**IMPORTANT:** Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(49-54)	E		
(25-48)	F		
(1-24)	G		
Not energy efficient - higher running costs			
England & Wales		42	
EU Directive 2002/91/EC			