



Lea Rise





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Chittlehampton, Umberleigh, Devon, EX37 9PX

Within walking distance of village amenities. Market Town of South Molton – 6 miles

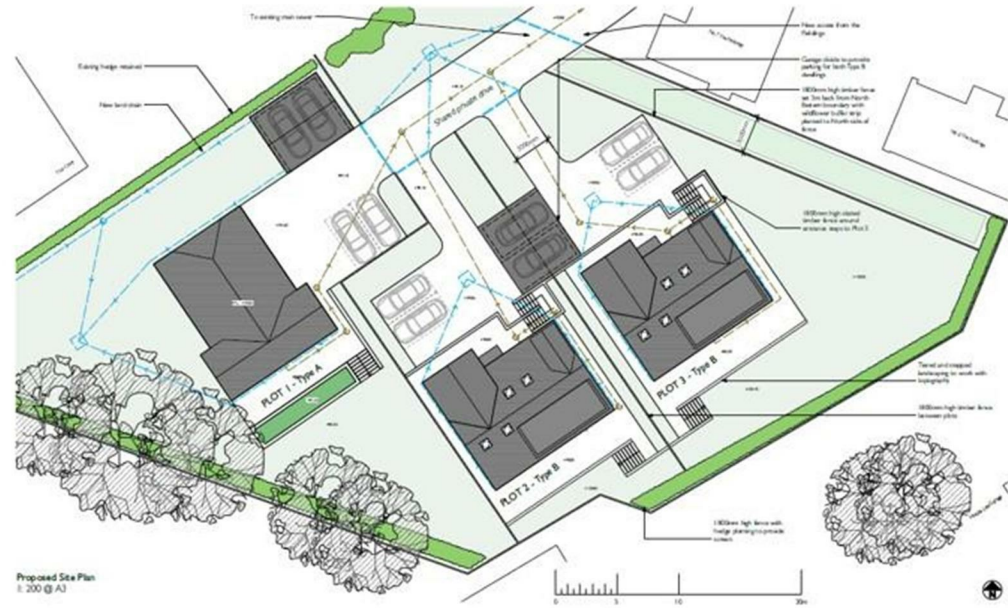
**COMING SOON! Show Home ready for Autumn 2025 with completion expected for Spring 2026 - A choice of three brand new detached properties, in a favoured North Devon village.**

- Eco-focused Build
- Completion due Summer/Autumn 2025
- Architects Certificates
- Garden, Garage and Parking
- Council Tax Band TBC
- High-quality Finishing
- 10 year structural warranty
- Air Source Heat Pump
- Shared private drive
- Freehold

## Prices From £625,000

### SITUATION AND AMENITIES

Chittlehampton is a popular country village with a thriving community, amenities include; a general store/post office/coffee shop, church and a very popular pub, The Bell Inn. About 5 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. Barnstaple 20 minutes. South Molton – 6 miles, Barnstaple– 8 miles, North Devon Coast – 17 miles, Exeter – 33 miles





## DESCRIPTION

COMING SOON FOR 2026 - A new development of only three, stunning, detached eco homes with country views. Each offering a luxurious living environment.

Each property boasts a range of energy-efficient features including optional solar panels, solar battery storage, underfloor heating, high-performance insulation, and an Air Source Heat Pump (ASHP) minimising the cost of running the house.

The design maximizes space and light with high ceilings and large windows throughout. A LARGE OPEN PLAN LIVING AREA is perfect for modern family life, with SPACIOUS FULLY FITTED KITCHEN, DINING AREA, UTILITY ROOM and LARGE ENTRANCE HALL that all leads seamlessly onto the GARDEN through bifold glass doors. In addition the property benefits from a SEPARATE LIVING SPACE. The homes share the same build type and design with the use of different external finishing (wood and render), enhance their unique appeal.

## SPECIFICATION

Roof finish - slate tiles

External wall finish - render, with Accoya or equivalent timber cladding (treated)

Windows, patio doors etc. - UPVC double glazed

Build method - Highly insulated timber frame, factory manufactured panels, high thermal performance

Heating - Air source heat pump with underfloor heating downstairs and radiators upstairs (HIVE or equivalent remote control thermostat for heating)

Fully tiled (or boarded) bath & shower enclosures

Contemporary sanitaryware & fittings

Good quality kitchen (Howdens or Wren provisionally)

External paths and terraces paved

Soft landscaped lawns seeded with trees / shrubs as per approved planting plan

Drives - Tarmac

Garages - block & render under a pitched slate tile roof

1.8m high timber fences to garden boundaries

## SERVICES

Mains drainage, gas and electricity.

Heating - Air source heat pump with underfloor heating on the ground floor and radiators on the first floor (HIVE or equivalent remote control thermostat for heating).

Renewable Energy options (PV/EV etc.) may be available on early reservations.

According to Ofcom, superfast broadband will be available at the site and there is the likelihood of coverage from several mobile phone networks. For more information please see the Ofcom website: <https://checker.ofcom.org.uk/>

## VIEWINGS

Strictly by appointment only through the agents, Stags. (01271) 322833 or [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)

## AGENTS NOTE

Some images in this brochure are computer generated. The landscaping and other aspects may differ.

## DIRECTIONS

What3Words: ///undertook.twists.twin





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. Purchasers 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.



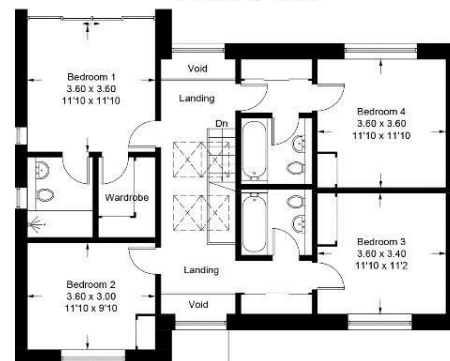
30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk  
01271 322833

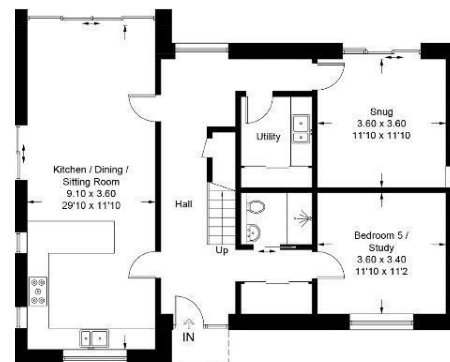


### Proposed Plot 1

Approximate Gross Internal Area = 178 sq m / 1915 sq ft  
(Excluding Voids)



First Floor



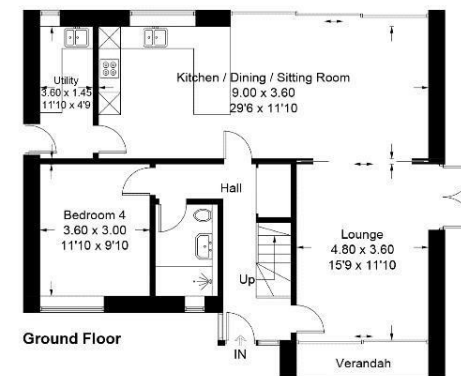
Ground Floor

### Proposed Plots 2 & 3

Approximate Gross Internal Area = 146.0 sq m / 1570 sq ft



First Floor



Ground Floor

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