



Manormead



# Manormead

Umberleigh, High Bickington, EX37 9DX

North Devon Coast & Exmoor within 30 minutes' drive

An individual detached chalet bungalow with potential set in approximately 1.2 acres of gardens

- Set in gardens of 1.2 acres
- Great potential
- Outbuildings
- Freehold
- In need of modernisation
- Easy access to town, countryside and coast
- No onward chain
- Council tax band E

Guide Price £650,000

## SITUATION

The property enjoys a semi-rural setting and is within half a mile of a popular local pub/restaurant, the A377 and Umberleigh train station, which has a regular service between Barnstaple and Exeter and is ideal for those looking for a country lifestyle without being too rural or isolated. Umberleigh also benefits from a primary school, village hall and is on the bus route for secondary schools, including West Buckland. The neighbouring village of Atherington offers local amenities including village hall (used for groups of all ages), pop up post office/café/small shop, playing field, tennis courts, children's park, church and hairdressers.

Further local amenities are just over a mile away on the A377, including a convenience store/service station and the neighbouring village of High Bickington which offers; village shop, primary school, two public houses, church, community hall, post office, doctors surgery, bus service, playing fields, football, cricket and badminton clubs etc and a golf club at Libbaton nearby. The Regional centre of Barnstaple is approximate 20 minutes' drive and offers the area's main business, commercial, leisure and shopping venues, as well as North Devon District hospital. With 45 minutes drive is Junction 27 of the M5 Motorway and Tiverton Parkway station offering a fast service of trains to London Paddington in just over 2 hours. The market towns of Bideford, South Molton and Torrington are all easily accessible. The North Devon coast with its excellent sandy beaches at Saunton, Croyde, Puttsborough and Woolacombe and delightful cliff walks, as well as Exmoor National Park are all within about 40 minutes by car.



## DESCRIPTION

Manormead comprises a detached chalet style property build circa. 1930s and presents Marland brick elevations with double glazing, beneath a pan tile roof. The property is in need of updating but offers spacious accommodation. The plot size is approximately 1.2 acres and is made up of formal gardens, woodland, a meandering stream and pond. There is also separate access to the gardens and grounds from the road and detached stone outbuildings. At the front is a horseshoe driveway providing ample parking and a carport. Within the gardens is a detached studio/workshop with potential to create an annexe/additional accommodation (subject to consent). There may also be scope to build garaging or extend the property. The property is being offered with no onward chain.

## ACCOMMODATION

Entrance porch with tiled floor leading to the entrance hallway with solid wood flooring. To the front are two reception rooms, a living room with open fire and a sitting room with French doors to the front veranda. There is also a dining room which could be used as home office or additional fourth bedroom. The bathroom includes a corner bath with shower above, wc and sink. To the rear of the property is the spacious kitchen/diner which includes a range of fitted units, integrated appliances, Rangemaster with gas hob and a central island/breakfast bar. From here is access to the utility room, rear porch and garden.

On the first floor there are two double bedrooms and a cloakroom wc.

## OUTSIDE

The property is approached through a large entrance which leads into an open circular gravelled driveway. The driveway extends to the side of the property providing further parking and there is a walk-way leading to the outbuilding/office/studio which could have potential to convert into additional accommodation subject to planning approval. There is also a greenhouse, 3 garden sheds and a summer house within an area that was formerly a vegetable garden/orchard.

The gardens are very private and a blank canvas. The main area of the garden faces both south and west and offers an impressive private area. patio/decking and pond. Steps lead to an extensive mature garden and shrubbery with pathways leading between a variety of specimen shrubs, bushes, plants and trees.

The gardens are bordered on the west side by a small stream across which is a bridge leading to an area of natural woodland including a former stone stable block. This area continues to more garden with large pond. All surrounded by open countryside.

There and an additional roadside entrance via a 5 bar gate to the gardens and grounds (There could be potential for a building plot in this area subject to all the necessary regulations).

## SERVICES

Mains electricity, oil-fired central heating, private drainage, private water supply.



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.



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

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Approximate Area = 1814 sq ft / 168.5 sq m (excludes carport)  
Limited Use Area(s) = 28 sq ft / 2.6 sq m  
Outbuilding = 602 sq ft / 55.9 sq m  
Total = 2444 sq ft / 227 sq m

For identification only - Not to scale



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