



Riverside House







# Riverside House,

Newnham Bridge, UMBERLEIGH, Devon, EX37 9EU

South Molton 9 miles Barnstaple 14.5 miles

A very spacious and beautifully presented house with an integral annexe and large mature gardens

- Spacious and beautifully presented house
- Study and Cinema Room/Bed 5
- Excellent 1 bed annexe
- Parking and double garage
- Freehold
- Living room and open-plan kitchen/dining room
- 4 Bedrooms (2 En-Suite)
- Large gardens with half an acre and studio/gym
- No onward chain
- Council Tax Band F

Guide Price £750,000

## Stags South Molton

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### Situation

Riverside House lies in a semi-rural location the heart of the attractive Taw Valley at Newnham. The property has excellent communications, lying adjacent to the A377 and is also within walking distance of Kings Nympton railway station on the Tarka Line which provides a regular railway service between Barnstaple and Exeter. The small town of Chulmleigh is only three miles away and has a variety of shops, places of worship, post office, health centre, dentist, primary and secondary educational facilities, local inns and other amenities.

The larger market town of South Molton offers a full range of shopping, social and banking facilities and amenities and is about 9 miles.

Both Exmoor and Dartmoor National Parks, as well as the impressive North Devon coastline with its steep cliffs and wide sandy beaches, are also within easy reach by car.

### Description

Riverside House is a large family home, nicely set within its own extensive gardens and grounds. The property is presented in superb decorative order throughout and is complemented by an integral annexe which offers excellent scope for multi-generational living or for letting out to provide a useful income.

### The House

The front door leads into an enclosed, glazed PORCH with plenty of room for coats and boots. This leads into the front HALL with stairs to the first floor. To the left a door leads into the large and very impressive open-plan KITCHEN/DINING ROOM with the dining area having engineered oak flooring. The kitchen area is fitted with a modern range of units with polished granite worktops, dual bowl stainless steel sink unit with mixer tap, integrated dishwasher, Rangemaster dual fuel range cooker with hood over and space and recess for American style fridge/freezer. Matching wall mounted cupboards (part display) and under-stairs shelved larder cupboard. Glazed double doors lead through to the triple aspect LIVING ROOM with a stone fireplace and mantel with inset wood burning stove. Returning to the kitchen, a door leads into the REAR HALL with a door to the outside, tiled floor and coat hooks. Doors lead into the SHOWER ROOM with a tiled shower cubicle, pedestal wash basin and WC and to the STUDY. An INNER HALL leads to a UTILITY ROOM with fitted units, stainless steel sink unit with mixer tap and plumbing for washing machine and a CINEMA ROOM/BED 5.

On the FIRST FLOOR, the GALLERIED LANDING with airing cupboard has doors off to the FOUR BEDROOMS and FAMILY BATHROOM. The MASTER BEDROOM is a large double room with a balcony to the front, spacious walk-in wardrobe and a large EN-SUITE SHOWER ROOM fitted with a modern suite. BEDROOMS TWO and THREE are both good-sized double rooms with built in wardrobes and BEDROOM FOUR is a large, dual aspect double room with an EN-SUITE SHOWER ROOM fitted with a modern suite. The large FAMILY BATHROOM is fitted with a panelled bath, WC, pedestal wash basin, large tiled shower cubicle and heated towel rail.





### The Annexe

At the southern end of the house is an INTEGRAL ANNEXE. A side door leads directly into an open-plan KITCHEN/DINING/LIVING ROOM. The living area has an engineered oak floor and the kitchen area has a tiled floor and is fitted with a range of modern units with 1½ bowl sink unit with mixer tap, plumbing for washing machine and matching wall cupboards. There is a back door and a currently sealed doorway which leads into the study of the main house which could easily be opened up if required.

Stairs lead to the FIRST FLOOR large double BEDROOM with door to the balcony and an EN-SUITE SHOWER ROOM fitted with a modern suite.

### Outside

An driveway leads off the road to the front of the house with there is plenty of room for parking multiple vehicles. A secondary, gated entrance also leads to a DOUBLE GARAGE (23'10 x 20'6) with power and light connected.

The house is set in large mature gardens and grounds with extensive lawned areas interspersed with numerous mature trees. To the rear of the house, in one corner there is a useful timber framed BUILDING currently housing a GYM/STUDIO (29'6 x 12') and a STORE SHED (19'2 x 12'1).

In total the property extends to about HALF AN ACRE.

### Services and further information

Mains electricity and water, private drainage via newly installed sewage treatment plant.

Ground source heat pump central heating to the house, air source heat pump central heating to the annexe.

Mobile - Likely from O2 and Vodafone (Ofcom).

Broadband - Full fibre broadband has recently been installed.

### Viewing

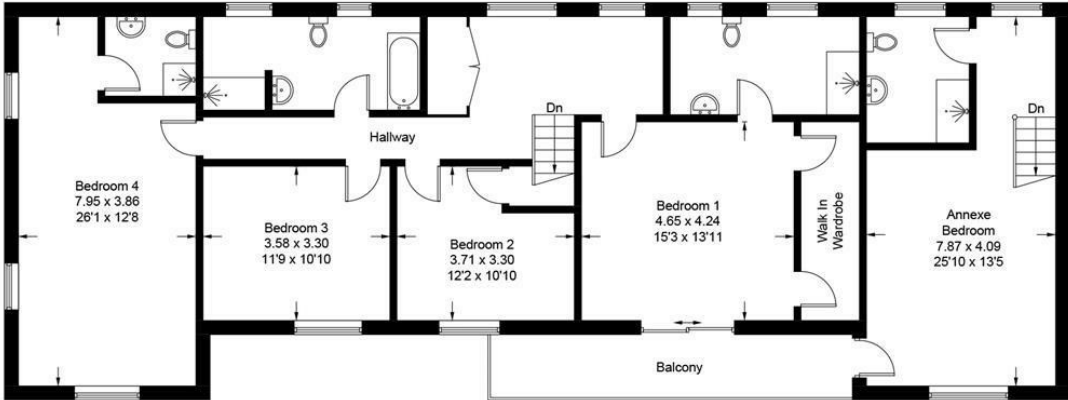
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

### Directions

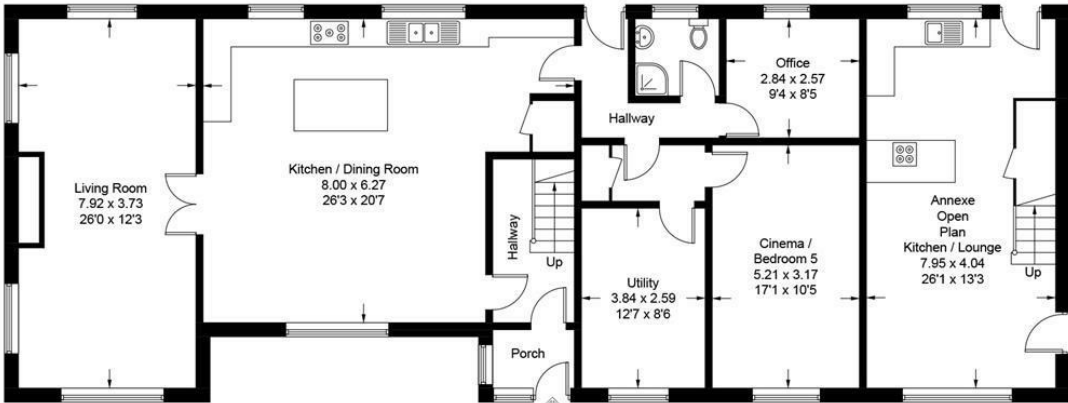
At Fortescue Cross, Newnham where the B3226 meets the A377 head in a northerly westerly direction towards Barnstaple on the A377. Pass over the railway bridge and Riverside House will soon be found on the right marked by a sale board.

What3words Ref: edicts.shred.climbing

Approximate Gross Internal Area = 256.3 sq m / 2759 sq ft  
Annexe = 64.4 sq m / 693 sq ft  
Total = 320.7 sq m / 3452 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1168018)



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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</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                     |         |           |



