



Middle Upcott







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Stowford, Umberleigh, Devon, EX37 9RX

Chittlehampton 2 miles South Molton 6 miles Barnstaple 7 miles

A spacious barn conversion in a peaceful rural setting with very useful outbuildings, garaging, attractive gardens and pasture land

- Spacious barn conversion in a peaceful setting
- Kitchen/breakfast room
- Study/Bed 4
- Attractive gardens and pasture land
- Freehold
- Various useful and adaptable buildings
- Two reception rooms
- 3 further bedrooms and 2 bathrooms
- About 6.18 acres in all
- Council Tax Band F

Guide Price £695,000

Stags South Molton

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Situation

Middle Upcott is situated in an unspoilt, rural location at the end of a no through road and is only two miles from the popular and thriving village of Chittlehampton, which has a village stores, church and renowned public house, The Bell Inn.

The local market town of South Molton is 6 miles and offers a full range of shopping, social and banking facilities and amenities including schooling to secondary level. To the north east and approximately 7 miles, is the regional centre of Barnstaple with its main shopping, business and commercial venues.

Both North Devon's renowned coastline and Exmoor National Park are easily accessible from the property by car.

The (A361) North Devon Link Road is just over 3 miles to the north, linking either to Barnstaple or South Molton and Tiverton in the east with a junction on the M5 motorway and station on the London Paddington line. A local rail link is available at Umberleigh on the Tarka Line running between Barnstaple and Exeter.

Description

Middle Upcott is an attached barn conversion in a desirable rural setting yet only two miles from the popular village of Chittlehampton. Of stone elevations under a slate roof, the conversion offers spacious accommodation with some fine features. Outside there is a very useful range of outbuildings including garaging, workshop and a purpose-built entertaining room with a balcony overlooking the gardens and pond. There is a handy holding of pasture and a former stable block that is currently used for storage.

Accommodation

The front door leads into an enclosed PORCH with a door then leading in to the DINING ROOM with an oak floor, ornamental fireplace and stairs to the first floor. Off the dining room is a KITCHEN/BREAKFAST ROOM fitted with a comprehensive range of cream shaker-style wall and base units beneath polished black granite work surfaces, incorporating a large central island with additional storage and breakfast bar seating. The kitchen features a range-style cooker with tiled splashback and exposed timber mantle, inset sink unit, slate flooring and space for American-style fridge/freezer.

Returning to the dining room, steps lead down to generously proportioned SITTING ROOM with exposed ceiling beams, recessed lighting and a contemporary wood-burning stove set on a slate hearth. The room enjoys an abundance of natural light from dual-aspect windows and two pairs of French doors opening onto the front and rear gardens. A secondary staircase also rises to the first floor. A door and steps lead down a lower HALL with a door to the outside and CLOAKROOM/UTILITY and a door into the STUDY/BEDROOM 4.

From the dining room stairs lead up to a spacious, GALLERIED LANDING with more than ample space for a desk or study space. There are THREE DOUBLE BEDROOMS served by TWO BATHROOMS with the master bedroom having a semi-vaulted ceiling. Both bathrooms are fitted with modern suites.





Outside

The property is approached through double timber five-bar gates with a lane leading down to the dwelling and outbuildings where there is plenty of parking for multiple vehicles. There are mainly lawned gardens to the front and rear of the conversion and further areas of lawn flanking the driveway. To the lower side of the entertaining barn is a wildlife pond.

There is a very useful range of OUTBUILDINGS including a tandem GARAGE/WORKSHOP with an open STORE ROOM to the side. Adjoining this is a timber-framed and partially completed BARN/STORE with much potential for a wide variety of uses including further accommodation or gym (subject to the necessary consents).

A superb purpose-built entertaining barn enjoying an idyllic setting with far-reaching views across the surrounding countryside. Constructed in a contemporary timber-clad style, the building features an extensive covered veranda and wraparound decking overlooking the landscaped gardens and wildlife pond, creating a fantastic space for outdoor entertaining and relaxation.

There is a purpose-built entertaining BARN/BAR/SUMMERHOUSE. The 'Watering Hole' has been thoughtfully arranged to provide a stylish entertaining area complete with fitted bar, ample seating and dining space, all enhanced by large glazed elevations that maximise the natural light and outlook. This unique leisure space offers exceptional versatility and is perfectly suited to hosting family gatherings or summer parties.

The Land

The property includes an attractive block of gently-sloping pasture land bordered by mature hedgebanks and mature trees. Fine, far-reaching views are enjoyed from the land. In the top corner of the paddock is a former STABLE YARD and timber framed former STABLES that have been remodelled to provide additional storage.

In total the property extends to just over 6 ACRES.

Services

Mains electricity and water (metered). Shared private drainage (septic tank and soakaway, compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.) Oil-fired central heating via radiators.

Broadband - Standard and superfast available (Ofcom).

Mobile - O2 and Vodafone - Limited inside, Likely coverage outside from major providers (Ofcom).

Viewing

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

Directions

From South Molton take the B3227 westwards out of the town towards Umberleigh. Continue past the first three turns to Chittlehampton and take the fourth turning right at Homedown Cross towards the village. Proceed into the village and continue over the crossroads at Townsend Cross. Follow this road out of the village for about 1¼ miles and at Stowford Cross turn right signposted to Stowford and East Stowford. After about a further 1/3 mile, the lane to Middle Upcott (including others) will be found on the left. Drive up the lane and the entrance gates to the property will be found at the very end on the right.

What3words Ref: [snowstorm.infinite.loves](https://www.what3words.com/snowstorm.infinite.loves)

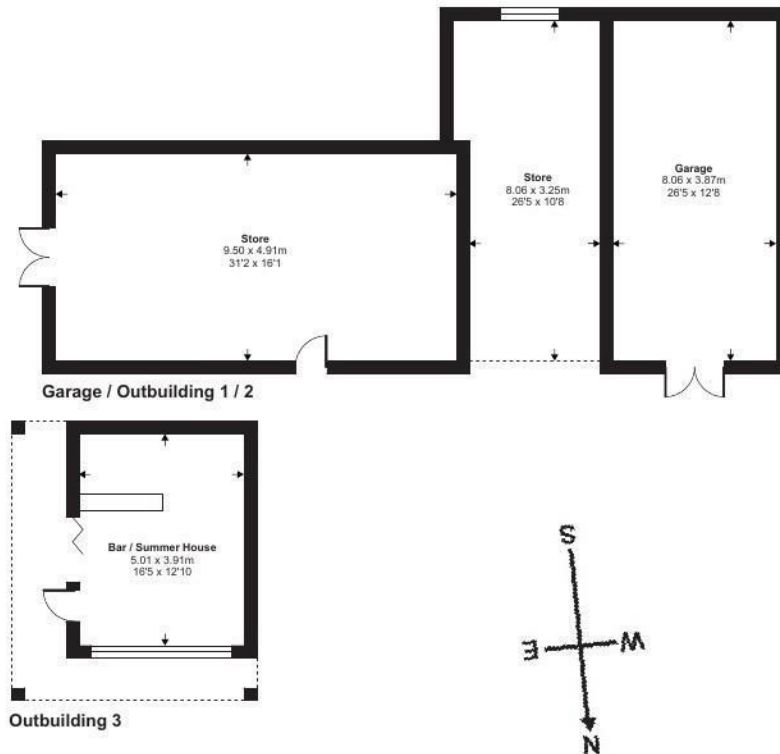
Approximate Area = 2071 sq ft / 192.4 sq m

Garage = 336 sq ft / 31.2 sq m

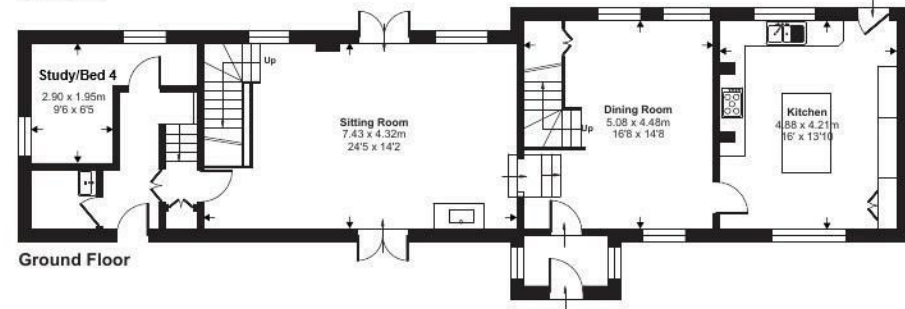
Outbuildings = 994 sq ft / 92.3 sq m

Total = 3401 sq ft / 315.9 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Stags. REF: 1445806



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



