



Drakes Farm







Drakes Farm

Chittlehamholt, Umberleigh, Devon, EX37 9PB

South Molton 6 miles Barnstaple

Set in a truly magnificent position with stunning views over the Taw Valley, a detached bungalow, separate studio and barn with PP and stables set in 2.73 acres



- Superbly positioned bungalow with stunning views
- Open-plan kitchen/dining room
- Three Bedrooms (1 en-suite) and Bathroom
- Well-fenced paddocks and stabling
- Council Tax Band D
- Outskirts of a popular village
- Sitting Room and Conservatory
- Detached barn and studio with PP for conversion
- Total about 2.73 Acres (further 4.64 acres separately available)
- Freehold

Guide Price £750,000

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Situation

Drakes Farm is set in a truly magnificent position on the western outskirts of the popular village of Chittlehamholt. The village has an award winning pub, The Exeter Inn, a community shop and village hall. On the southern outskirts of the village is the The Mole Resort which provides an excellent range of leisure facilities. The local market town of South Molton lies about 6 miles away and offers a good range of further amenities including schooling to secondary level and a multi-award winning pannier market. The larger regional centre of Barnstaple is about 13 miles and the Cathedral City of Exeter is about 28 miles to the south east.

Description

Beautifully set within its own land, Drakes Farm enjoys far-reaching views over the Taw valley and beyond. The bungalow is well-presented and offers comfortable three bedroom accommodation with the notable addition of a conservatory that has been added by the current owners and takes full advantage of the superb views.

In addition there is a separate stone barn and studio that has the benefit of planning permission for the creation of a further dwelling on site.

The bungalow and building are further complemented by an excellent holding of well-fenced pasture land and there is also a stable block providing much scope for equestrian use.

Accommodation

The front door leads into a BOOT ROOM/CONSERVATORY with a tiled floor. A door leads into a large, open-plan KITCHEN/DINING ROOM. The DINING AREA has glazed, sliding doors to the outside, fireplace with wood burning stove (double sided with sitting room) and a wide opening leads through to the KITCHEN AREA which is fitted with a modern range of wall and base units, stainless steel sink unit with mixer tap, space for upright fridge freezer, space and plumbing for washing machine and dishwasher and electric double oven with hob and hood above. Off the kitchen is a rear BOOT ROOM and PORCH with door to the outside.

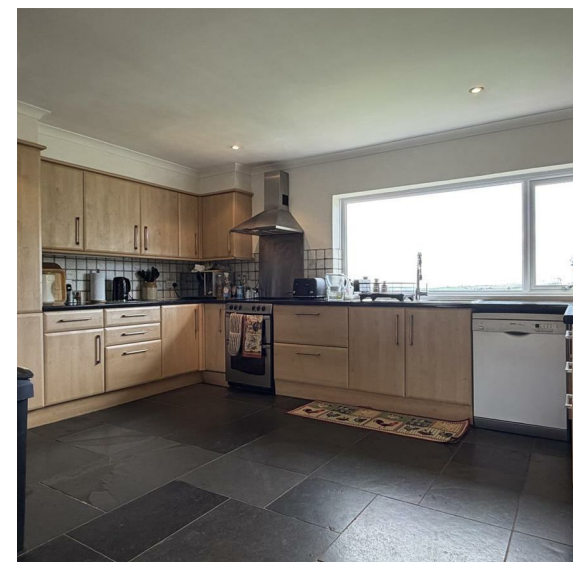
The large dual aspect SITTING ROOM has an oak floor and the other side of the fireplace and wood-burning stove referred to above. Off the sitting room is an excellent CONSERVATORY or GARDEN ROOM with a solid roof with doors to the outside.

There is a central HALL with an airing cupboard and gives access to THREE DOUBLE BEDROOMS with BEDROOM 1 having an EN-SUITE SHOWER ROOM fitted with a modern suite. The FAMILY BATHROOM is fitted with a modern suite comprising a panelled bath, large shower cubicle, vanity wash basin, WC and heated towel rail.

Barn with Planning Permission

Set across from the bungalow is a separate, predominantly stone outbuilding that currently provides ample storage and workshop space. Attached at the northern end is a timber framed STUDIO with an occasional BEDROOM and an area of timber decking that takes full advantage of the fine views.

The barn has the benefit of planning permission to convert into a three bedroom dwelling. Planning permission was granted in May 2021 for the 'CONVERSION OF REDUNDANT AGRICULTURAL BUILDING TO A DWELLING'. Reference: 73032 Full plans are available from North Devon Council's planning portal at www.northdevon.gov.uk/planning-and-building-control. It is understood that the development has been commenced and the permission is extant.





Outside

Drakes Farm is approached over an attractive post and rail fenced driveway that leads down to a large parking and turning area between the bungalow and the barn. The bungalow is surrounded by pleasant gardens with a sheltered patio area on the south side and a large garden on the other side which is mainly laid to lawn interspersed with a selection of shrubs and trees. Fine views lead away over adjoining farmland.

Set next to the barn is a STABLE YARD with a timber-framed STABLE BLOCK providing two stables and a tack room.

The Land

Set either side of the driveway are two post and rail fenced pasture paddocks with water troughs.

In total the property extends to about 2.73 ACRES.

An additional 4.64 acres is available by separate negotiation.

Services and further information

Mains electricity and water, private drainage system. Solar PV panel array. Solar hot water system. Oil fired central heating.

Mobile - Good outdoor service from all major providers (Ofcom).

Broadband - Standard and Superfast available (Ofcom).

Construction - Standard.

Viewing

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

Directions

From the centre of Chittlehamholt take the turning to the west signposted to Portsmouth Arms.

Continue on this road out of the village and after a quarter of a mile the entrance to Drakes Farm will be clearly seen on the right.

What3words Ref: gold.justifies.headrest



