



Ardlui







CGI illustration of potential living room following renovation

Ardlui,

Chittlehampton, Umberleigh, Devon, EX37 9QW

South Molton 5 miles Barnstaple 8 miles

A fascinating Grade II listed cottage with origins believed to date from the mid-16th century, offering an exciting opportunity to create a distinctive village home

- Historic listed house
- Requiring complete renovation
- Walled rear garden
- Freehold
- Highly popular village location
- Consents for interior re-modelling/extension and annexe
- Council Tax Band C

Offers In Excess Of £160,000

Stags South Molton

29 The Square, South Molton, EX36 3AQ

01769 572263 | south-molton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



Situation

This fascinating Grade II listed property is set on the eastern side of the historic village Square of Chittlehampton. The village is one of the most sought after in the area and has a fine church, which dominates the Square and has the second tallest church tower in Devon. There is also a Post Office/general stores and very popular public house, The Bell Inn. The market town of South Molton is five miles to the east and is able to meet most everyday requirements with a health centre, bank, Post Office, good range of shops, a supermarket, garage, restaurant and pubs. A wider range of facilities and commercial venues are available in the regional centre of Barnstaple, about eight miles to the north-west. Both Exmoor National Park to the north east, Dartmoor National Park to the south and the renowned North Devon coastline are all within easy reach by car.

The Property

Occupying a prominent position on the historic village square in Chittlehampton, Ardlui is a characterful period cottage with a wealth of traditional features and considerable potential for sympathetic restoration.

Believed to have originated as an open hall house in the mid-16th century, the property has evolved over subsequent centuries and retains features typical of its age, including a thatched roof, substantial exposed timber beams, an impressive inglenook fireplace and a traditional winder staircase.

The cottage is currently in a stripped-out condition and requires comprehensive renovation, offering an opportunity for a purchaser to complete the project and create a home tailored to their own requirements.

Planning permission and listed building consent were granted in October 2021 for significant alterations, remodelling and improvements. Further planning permission has also been granted for the conversion of the garage and shippon to provide ancillary accommodation. These consents provide a useful starting point for those wishing to explore the property's potential, subject to confirming their status and any outstanding requirements.

CGI images within these particulars illustrate the potential appearance of the property following renovation and are for illustrative purposes only.

Planning Permission and Listed Building Consent

Both planning permission and listed building consent (Ref: 73180 and 73181) were granted on 18th October 2021 to undertake significant alterations, remodelling and improvements to the cottage. Planning permission has also been granted for conversion of the garage and shippon into ancillary accommodation (Ref 66029). Full detailed plans and associated documents are available on the Local Authority's planning portal at planning.northdevon.gov.uk.

The plans for the GROUND FLOOR provide for a cross passage ENTRANCE HALL, LIVING ROOM with inglenook fireplace, open plan KITCHEN/DINING ROOM, LARDER, UTILITY ROOM, CLOAKROOM and a large DOUBLE BEDROOM with high vaulted ceiling and an EN-SUITE BATHROOM. Above this room is a mezzanine STUDY.

On the FIRST FLOOR in the main part of the cottage the plans provide for TWO FURTHER DOUBLE BEDROOMS, both with EN-SUITE BATH or SHOWER ROOMS.

Purchasers should make their own enquiries with North Devon Council regarding the approved schemes, the status of the consents and any outstanding planning, listed-building or enforcement matters.



CGI illustration of potential renovated front elevation



CGI illustration of potential kitchen/breakfast room within the rear building



The Potential

Ardlui offers an exciting opportunity to create a truly individual period home, combining the charm and character of the original cottage with imaginative contemporary living space.

One particularly appealing possibility would be to transform the substantial building to the rear into a superb kitchen/breakfast room, creating a welcoming hub for everyday family life and entertaining. With a generous kitchen, central island and space for a large dining table, this could form a wonderful connection between the house and its enclosed walled garden.

The original cottage could then provide a series of characterful reception and bedroom spaces, retaining features such as the exposed beams, stonework and inglenook fireplace.

The property already has a history of planning permissions for alterations and ancillary accommodation, providing useful background for purchasers considering their own proposals. Any alternative layout or changes to the approved scheme would, however, be subject to the necessary planning and listed building consents.

Outside

To the rear is an enclosed, walled garden offering a good degree of privacy. The frontage opens directly onto the village square, where unrestricted parking is available.

Services & Additional Information

All mains services currently connected.

Construction - Primarily stone/cob under a thatched roof, slate roof to the rear outbuilding.

CGI Disclaimer

Computer-generated images (CGIs) are for illustrative purposes only and show one possible vision of the property's potential following renovation. They do not represent the property's current condition or a definitive scheme of works. Layouts, finishes, fixtures, fittings, landscaping and external alterations are indicative only and may differ from any approved plans. Any proposed alterations or works remain subject to the necessary planning permission, listed building consent and other relevant approvals. Purchasers must make their own enquiries and satisfy themselves as to the feasibility of their proposals.

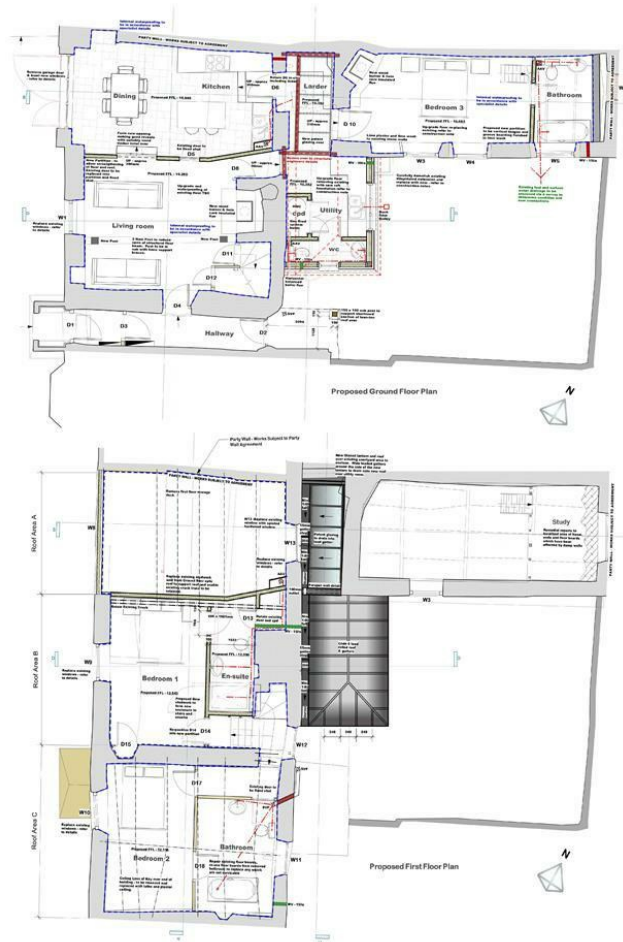
Viewing

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

Directions

The property will be easily found on the eastern side of the Square in Chittlehampton.

What3words Ref: boxing.similar.sleepless



Proposed Floor Plans
For identification only, not to scale



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

55

14





THE OLD
T. OFFICE

