



Middleham











# Middleham

Chittlehamholt, Umberleigh, Devon, EX37 9PD

South Molton 6 miles Barnstaple 12 miles

A spacious detached house in a desirable village with fine views over its own large gardens, paddock and woodland

- Spacious detached house (over 2,700 sq ft) in a desirable village
- 3 Reception Rooms and Study
- Utility and Shower Room
- Family Bathroom
- Freehold
- Large gardens, paddock and woodland (2.79 Acres in all)
- Kitchen/Breakfast Room
- 4 Double Bedrooms (2 with dressing rooms and en-suites)
- Double garage and useful outbuildings
- Council Tax Band F

Offers In The Region Of £850,000

## Stags South Molton

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## The London Office

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### Situation

Middleham is situated on the edge of the sought after, elevated village of Chittlehamholt, which has a church, village hall, community shop and award winning public house, The Exeter Inn. The Mole Resort, with its impressive, state of the art leisure facilities is also situated on the edge of the village.

The local market town of South Molton lies about six miles away and offers a good range of further amenities including schooling to secondary level, a good range of shops and Sainsbury's supermarket. The town holds a weekly livestock market and also has an award winning pannier market. The larger regional centre of Barnstaple is about 12 miles and the Cathedral City of Exeter is about 27 miles to the south east.

Both Exmoor and Dartmoor National Parks as well as the renowned North Devon coastline are within easy reach by car.

### Description

Primarily of rendered cavity block construction under a tiled roof, Middleham offers an excellent opportunity to acquire a spacious family home with large gardens, paddock and woodland in a popular village. The house itself offers over 2.700 sq ft of well-presented accommodation and has an excellent outlook to the rear over its own large gardens, paddock and woodland. There is plenty of room for parking multiple vehicles as well as a double garage/workshop and other useful buildings.

### Accommodation

The front door leads into an entrance HALL with a decorative tiled floor, stairs to first floor with a large under-stairs storage cupboard which also houses the boiler. The SITTING ROOM has a fine fireplace with wood-burning stove and a fine outlook through sliding, glazed patio doors to the rear. Glazed double doors lead through to the GARDEN ROOM with a lovely outlook over the gardens and a door into the STUDY with fitted bookshelves along one wall. Returning to the hall, a door leads into the 'L' shaped KITCHEN/BREAKFAST ROOM with a tiled floor and fitted with a modern range of matching wall and base units with worktops over. Space for dual-fuel range style cooker with hood above, 1¼ bowl ceramic sink with mixer tap, plumbing for dishwasher, shelved larder cupboard and door through to a side HALL/UTILITY fitted with modern units, 1¼ bowl stainless steel sink with mixer tap, plumbing for washing machine, space for dryer and space for upright fridge/freezer. Off the side hall is a DINING ROOM with an ornamental fireplace and glazed, sliding doors to the front and a SHOWER ROOM fitted with a modern suite.

On the FIRST FLOOR there is a GALLERIED LANDING with a large airing cupboard and doors off to FOUR DOUBLE BEDROOMS and the FAMILY BATHROOM. BEDROOMS ONE and TWO both have DRESSING ROOMS with large fitted wardrobes and well-appointed EN-SUITES with BEDROOM ONE also having glazed doors to a BALCONY with a fine outlook to the rear over the gardens and grounds with the property. BEDROOMS THREE and FOUR both have built-in wardrobes and the FAMILY BATHROOM is fitted with a modern suite.







### Outside

The property is approached via a gated entrance to a large parking area to the front and side of the house with an area of lawn and mature trees to the left. Set back to the right of the house and adjacent to the back door is a DOUBLE GARAGE/WORKSHOP with remote controlled up and over door and to the right of the garage is a gate providing vehicular access to the rear. Useful timber-framed outbuildings include a STORE SHED and LOG STORE and there is also a GREENHOUSE.

A patio area adjoins the house and leads out on to a wide expanse of lawn that extends the full width of the plot. There is a KITCHEN GARDEN with raised beds and a fruit cage and a further GREENHOUSE. Next to this is a young planted ORCHARD with numerous fruit trees.

Beyond a post and rail fence is a gently sloping PADDOCK with an area of mature WOODLAND in the south-western corner.

In total the property extends to about 2.79 ACRES.

### Services

Mains electricity and water, private drainage system (septic tank and soakaway). Oil-fired central heating via radiators. Solar PV array providing supplementary electricity and FIT (Feed in Tariff).

Broadband - Standard and Superfast available (Ofcom).

Mobile - Coverage is available from all major providers (Ofcom).

### Viewing

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

### Directions

From South Molton proceed south out of the town on the B3226 and stay on this road for approximately 4½ miles and take the right turn signposted to Chittlehamholt. Proceed up to the top of the hill and at the 'T' junction, turn left. Drive into the heart of the village and the property will soon be found on the right.

What3words Ref: scale.comply.gathers

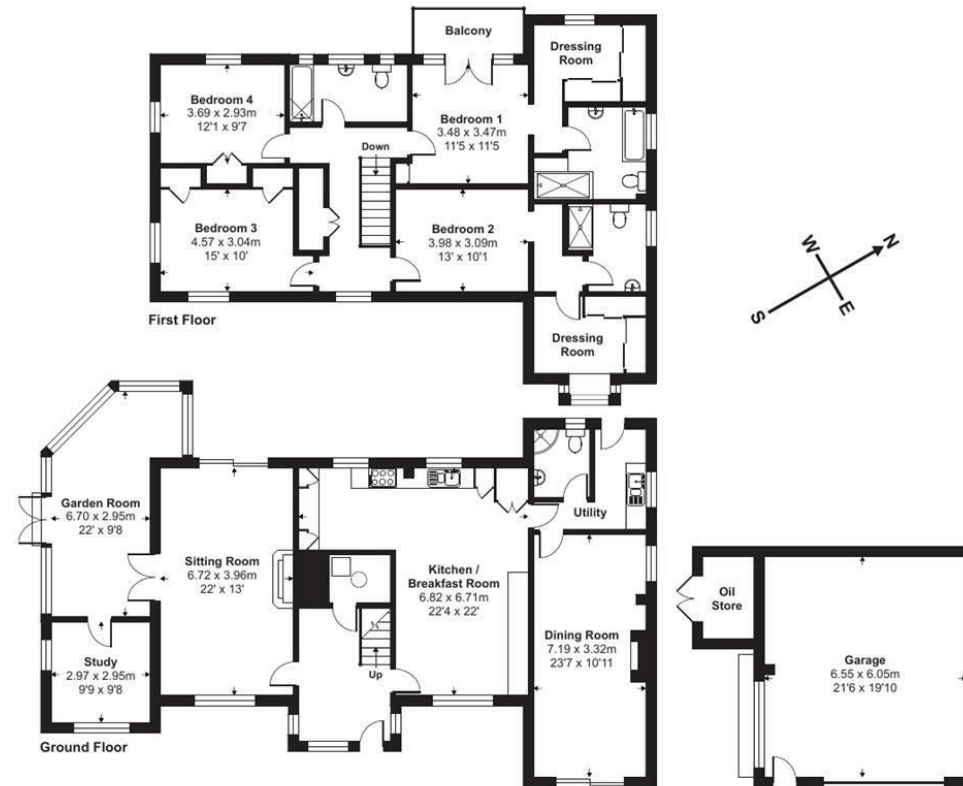


Approximate Area = 2753 sq ft / 255.7 sq m

Garage / Shed = 474 sq ft / 44.1 sq m

Total = 3227 sq ft / 299.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Stags. REF: 1346473



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| 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>                  | 70      | 75        |
| EU Directive 2002/91/EC                     |         |           |







