Little Twitchen

STAGS

Little Twitchen

Burrington, Umberleigh, EX37 9JU

Chulmleigh - 4 miles. South Molton - 11 miles. Barnstaple - 13 miles

A wonderful and spacious period home, set within approximately six acres and enjoying a peaceful rural position with far-reaching countryside views

- Wonderful rural position
- Large family home
- No near neighbours
- Council Tax Band E
- Set within around 6 acres
- Outbuildings & vegetable garden
- No onward chain
- Freehold

Guide Price £750,000

SITUATION & AMENITIES

Little Twitchen is set down a no through road on the outskirts of the rural village of Burrington which is set on high ground on the western side of the highly attractive Taw Valley. The village has a good village shop and church, recently re-opened public house and there is also a very active village hall and all-weather sports facilities. The thriving small town of Chulmleigh is about 4 miles and offers a good range of local shops and amenities, including medical centre, dentist, library and both primary and secondary schooling. The market town of South Molton is about 11 miles and offers a more comprehensive range of facilities. The North Devon regional centre of Barnstaple is about 13 miles. Exeter lies about 25 miles to the South East. There are nearby railway stations on the Barnstaple to Exeter (Tarka) line at Eggesford and Kings Nympton. The M5 Motorway is within easy travelling distance at Jct. 27, where there is also a mainline station at Tiverton Parkway.

DESCRIPTION

This charming and well-maintained home blends period character with modern practicality. Thought to be around 300 years old, the property has been extensively rebuilt, extended and remodelled by the current owner over the past 35 years. Enjoying a stunning rural position with no nearby neighbours, it benefits from a South-facing aspect and far-reaching countryside views, all set within approximately 6 acres of grounds. The home offers generous accommodation of over 4,000 square feet, a range of useful outbuildings, a mature vegetable garden, polytunnels, greenhouses, ample off-road parking and a double garage. The property is offered with no onward chain.

ACCOMMODATION

The kitchen is a standout feature, finished with Cornish Delabole slate and designed for two people to cook comfortably, offering two sinks, two hobs, two ovens, granite worktops, two built in fridges and a walk-in larder. The Ground Floor living spaces include a conservatory, an inviting sitting room with exposed stone walls, access to the outside, and open Inglenook fireplace with wood burner. A further reception rooms acts as either a snug, office or entrance lobby. A flexible additional room serves well as an office, playroom or fifth bedroom. From the Ground Floor there is access to an inner courtyard, barn/log store, WC, utility room and a large, sheltered space, ideal as a workshop, games room, general store or could be converted to additional accommodation subject to planning permission. From here is also access to the lane.

Upstairs offers four bedrooms and a well-appointed family bathroom with separate bath and shower. All the bedrooms have fitted storage with the main bedroom benefitting from an attractive suite with fitted wardrobes, dressing table, wired in TV and a spacious ensuite.

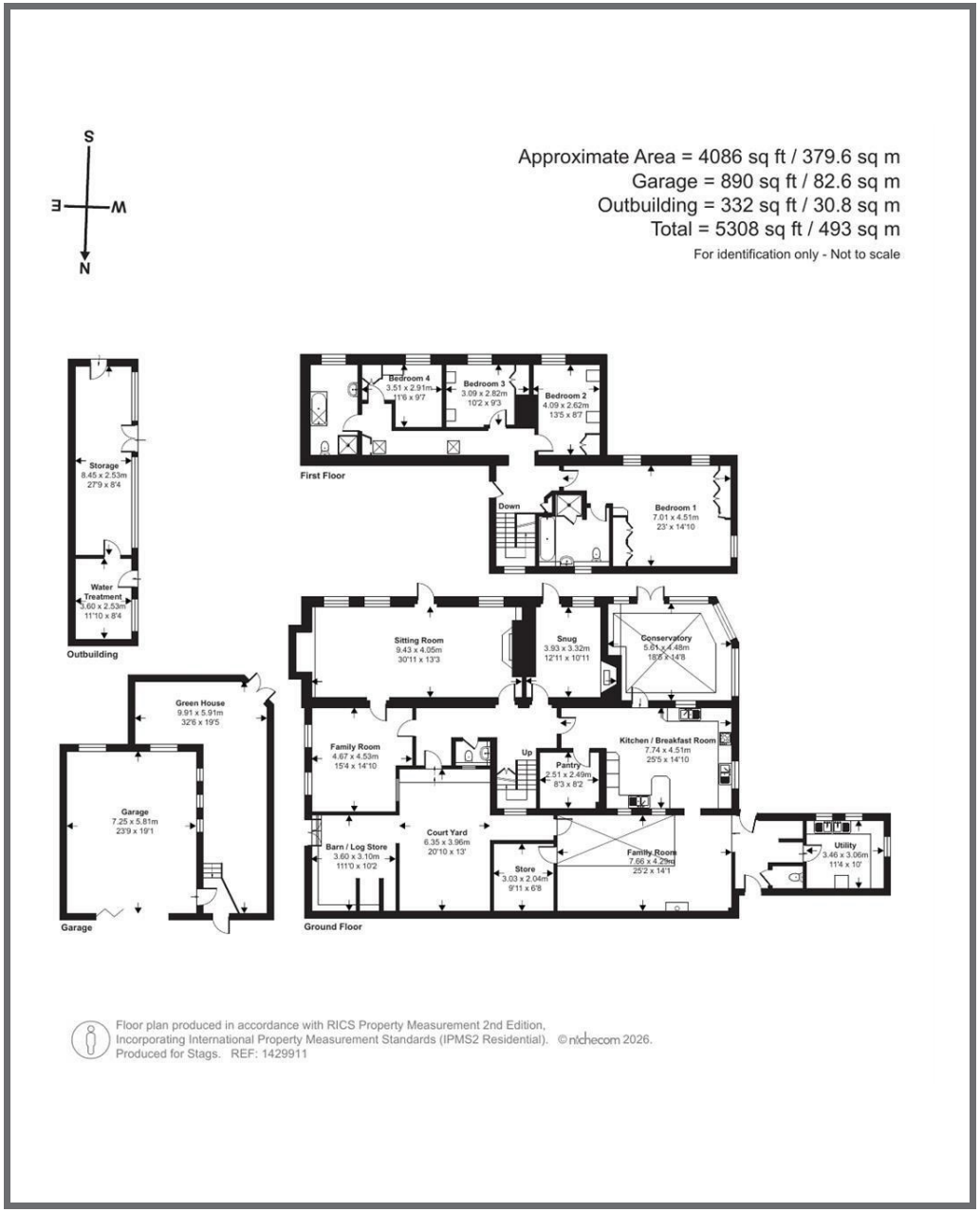
OUTSIDE

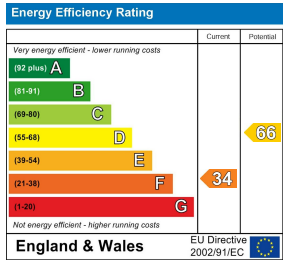
Outside, the property enjoys generous off-road parking for multiple vehicles, a double garage and convenient access to both the house and the outbuildings. The gardens wrap around the home and include a large patio terrace, offering beautiful views of the surrounding countryside from almost every angle. A pond with adjoining decking provides a peaceful place to sit and enjoy the setting. The outbuildings include two productive greenhouses leading through to a mature vegetable garden, which benefits from its own separate vehicle access and additional parking. The property is set within around 6 acres of pasture.

SERVICES

Gas central heating (calor)
Mains electric
Private water
Private drainage

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.





30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833