



## Kitand House, Hollocombe, EX18 7QE

Guide Price **£450,000**

# Kitand House

Hollocombe, Chulmleigh

- Large semi-detached village home
- Quiet no-through lane position in rural hamlet
- Character and space with modern improvements throughout
- Four bedrooms and three bathrooms (inc ensuite)
- Large living room with woodburner
- Updated kitchen and bathrooms
- Beautifully maintained gardens approaching one third of an acre
- Garden studio, workshop and sheds
- Garage plus off-road parking
- Country living with excellent village access

If you're looking for country living without complete isolation, Kitand House offers a brilliant balance of internal space, gardens and rural surroundings, all tucked away down a quiet no-through lane just off the centre of the hamlet of Hollocombe.

Surrounded by rolling Mid Devon countryside, the setting is exactly what many buyers hope to find, peaceful, green and full of walks, yet with the nearby villages of Winkleigh and Chulmleigh both offering excellent day to day amenities. It's the sort of place where life naturally slows down a little.

The house itself offers extensive and flexible accommodation with four bedrooms (master ensuite) and flexible reception spaces, making it ideal for family life, working from home or buyers simply wanting room to spread out.





Over the years, the property has been significantly improved and updated. The kitchen and bathrooms have been modernised, flooring replaced and the overall finish brought up to date while still keeping a warm and welcoming feel throughout.

The large sitting room is a particularly impressive space, filled with natural light and enjoying lovely views across the garden and surrounding countryside, while the wood burner creates a cosy focal point in the colder months.

The kitchen/breakfast room runs along the rear of the house and is well fitted with plenty of storage and workspace, flowing naturally into the utility area which adds practicality for day to day family life.

Outside is where this property really comes into its own. The gardens extend to around a third of an acre and have clearly been a labour of love for the current owners, beautifully maintained and thoughtfully arranged with lawns, planted borders, seating areas and productive spaces all combining to create a wonderful outdoor environment.

There's also an excellent range of outbuildings including a heated timber studio, workshop and storage sheds, giving huge flexibility for hobbies, working from home, storage or growing projects.

The property benefits from a garage along with off-road parking beside and in front of the garage, plus an additional parking space nearby.

Overall, Kitand House is a fantastic opportunity to enjoy proper Devon country living with space inside and out, all at a price point that remains incredibly appealing for what's on offer.



Please see the floorplan for room sizes.

Current Council Tax: Band C – Torridge

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Standard – Starlink available

Drainage: Private

Heating: Oil fired central heating and wood-burner

Construction: Stone/cob/block

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

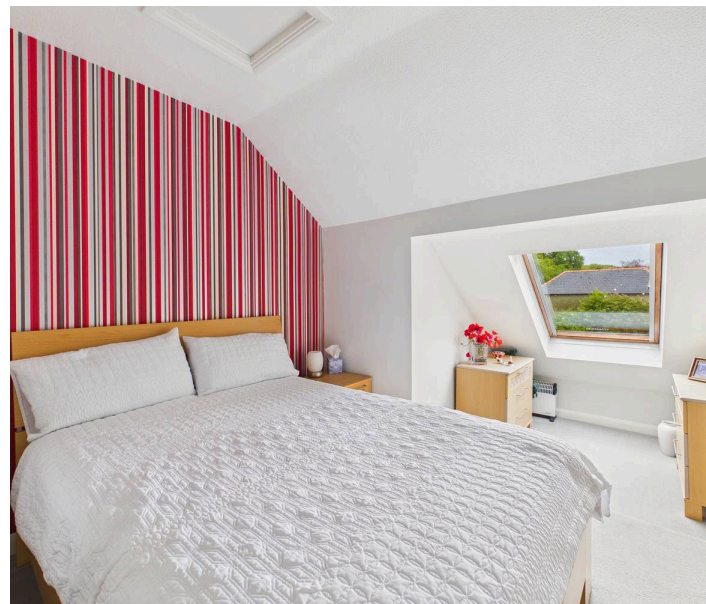
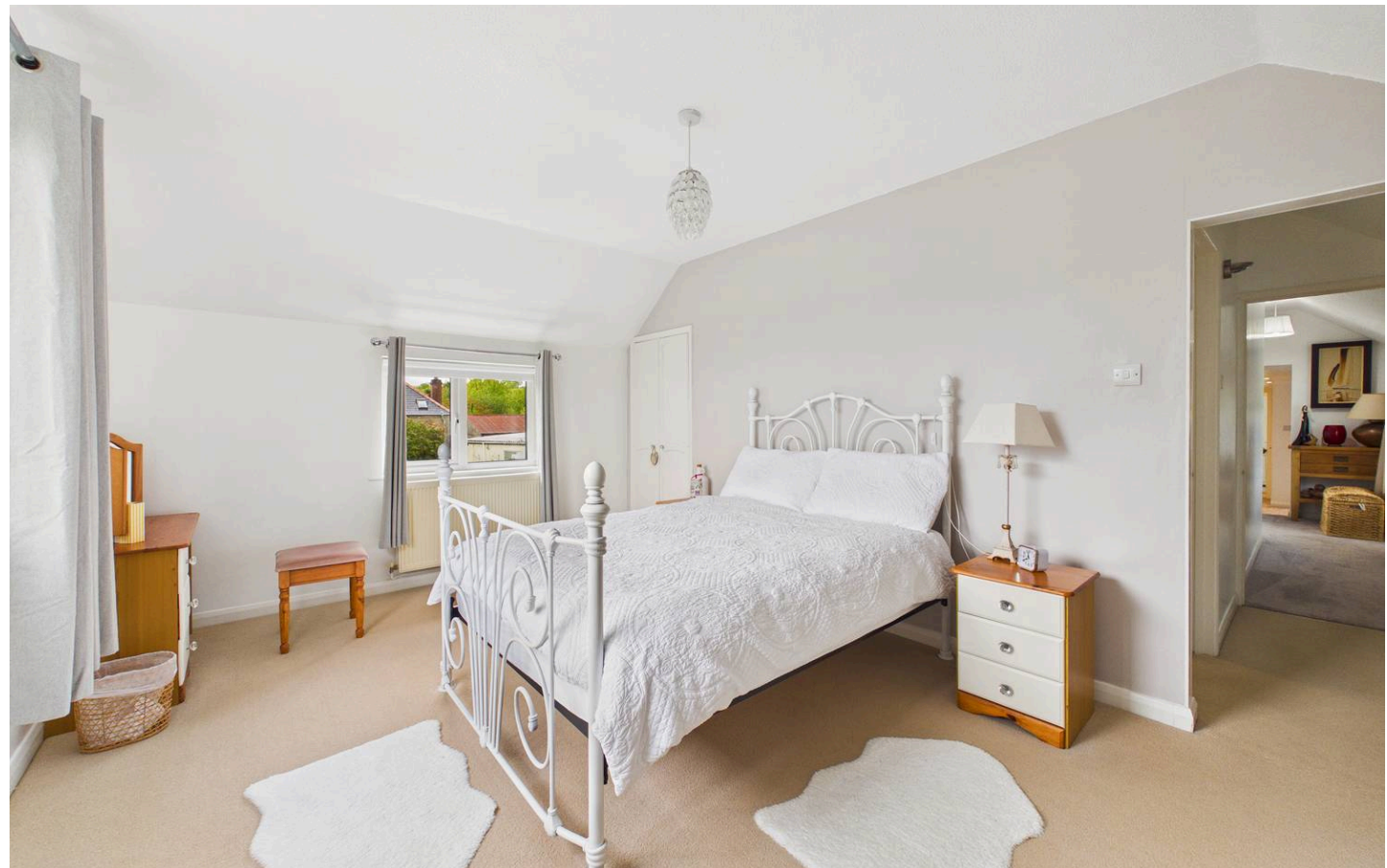
**Agents' Notes:**

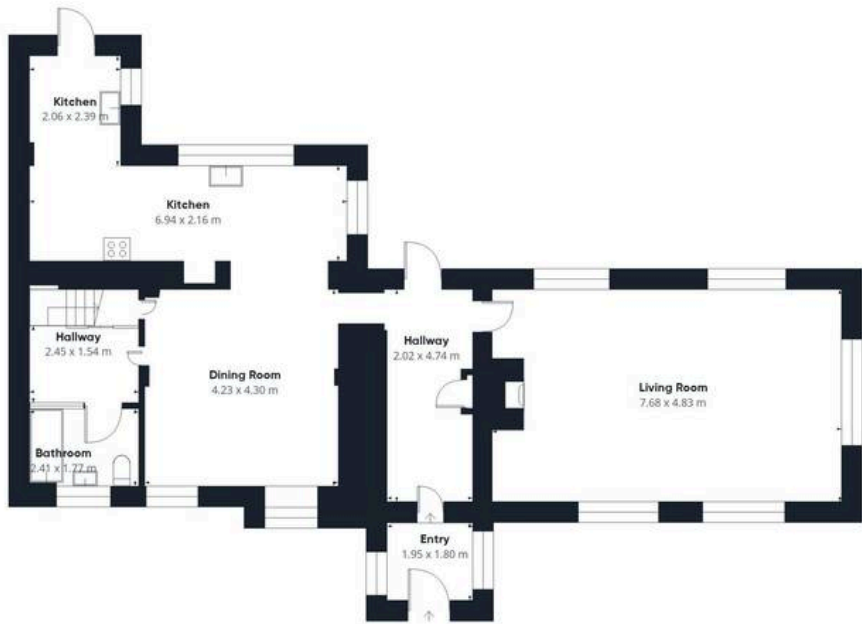
**Boundaries, Access & Parking:**

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

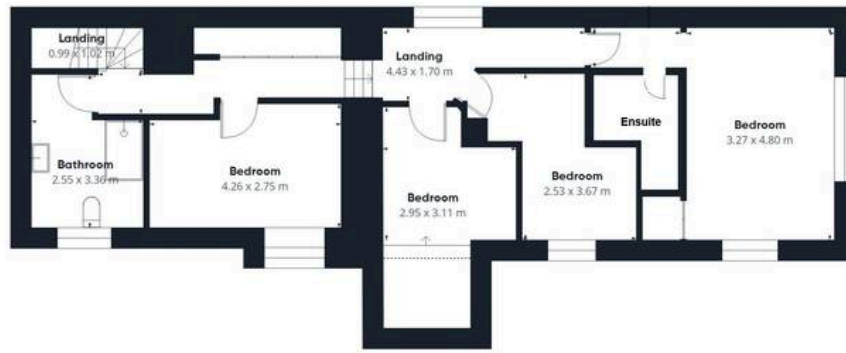
**Broadband & Mobile Coverage:**

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

215.1 m<sup>2</sup>

Reduced headroom

2.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Digital Photo Enhancement/Virtual Staging:**

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

**Unadopted Road:**

We're informed by the seller that access to the property is via an unadopted road. Buyers should confirm ownership, rights of access and responsibility for maintenance or repair with their conveyancer.

**DIRECTIONS :** Use EX18 7QE or the what3words is [///humble.comically.steeped](https://www.what3words.com/#!/humble.comically.steeped)

If entering Hollocombe from Winkleigh, head down the hill and look out for "Shute Wood" entrance on your left, on the opposite side of the road is a red post box and immediately after this, a small lane heads off to the right. Follow this lane and the parking is in front of the garage on your left (it's the right hand garage).





# Helmores

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