



Misty Meadow







# Misty Meadow

Chittlehamholt, Umberleigh, Devon, EX37 9PD

South Molton 6 miles Chulmleigh 6 miles Barnstaple 12 miles

A spacious and immaculately presented house set on the edge of the village with land and stunning views



- Immaculately presented detached house
- Living Room and Garden Room
- Utility, Boot Room and Cloakroom
- Triple Garage/Workshop
- Freehold
- Edge of village and with stunning views over its own land
- Kitchen/Breakfast Room and Dining Room
- 4 Bedrooms (Master en-suite) and Bathroom
- Large Gardens and Paddocks (Total just over 3 acres)
- Council Tax Band E

Guide Price £750,000

## Stags South Molton

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@StagsProperty

### Situation

Misty Meadow is situated on the edge 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

Misty Meadow is a superb modern house set on the edge of the village and is presented in truly exceptional decorative order throughout. The house was built in the early 1990s and then extended in 2001 and under current ownership, the property has been further remodelled and enhanced further to create a truly superb home with wonderful views away over its own land to Exmoor in the distance.

### Accommodation

The front door and PORCH leads into the LIVING ROOM with engineered oak flooring, fireplace with slate hearth, oak mantel and wood burning stove. Glazed double doors lead to the excellent GARDEN ROOM of timber construction under a slate roof and with a superb outlook over the gardens and land. The KITCHEN/BREAKFAST ROOM is fitted with an excellent range of matching wall and base units with granite effect worktops and 1½ bowl stainless steel sink. There is a four oven Aga (multi-fuel) with a LPG side hob and integrated appliances include a dishwasher, fridge and freezer. A wide opening leads through to the DINING ROOM. Also leading off the kitchen is UTILITY ROOM fitted with similar units with sink unit and space and plumbing for washing machine and space for dryer. CLOAKROOM with WC, wash basin and heated towel rail. The useful BOOT ROOM has plenty of fitted storage cupboards, worktop area and door to the outside.

On the FIRST FLOOR, there is a GALLERIED LANDING with a fine outlook to the rear. The master BEDROOM ONE is a large double room with a vaulted ceiling and a range of fitted furniture (two large double wardrobes and chest of drawers) and there is an EN-SUITE SHOWER ROOM fitted with a modern suite including a concealed cistern WC, wash basin, large shower cubicle and heated towel rail. BEDROOM TWO is a double room with a large fitted wardrobe and built in storage, BEDROOM THREE is a double room and BEDROOM FOUR is a single room. The BATHROOM is fitted with a modern suite comprising a paneled bath, shower cubicle, WC, vanity wash basin and heated towel rail.





### Outside

Double timber gates lead to a sizeable gravelled driveway which opens out to a wider parking area and to an excellent, timber-framed TRIPLE GARAGE/WORKSHOP with power and light connected.

Pathways lead around to the rear to an area of paved and gravelled garden interspersed with well-planted flower and shrub beds and takes full advantage of the views. Gates lead out into the land which has been subdivided into three distinct areas divided by post and rail fencing and planted hedging. Firstly there is an area of orchard with a kitchen garden, fruit cages and garden shed. There are two further PADDOCKS, the smaller one planted with young planted trees, and a larger paddock below.

In total the property extends to just over 3 ACRES.

### Services and further information

Mains electricity, water and drainage. Oil-fired central heating via radiators, with areas of electric underfloor heating.

Solar PV panel array. Electric car charging point.

Broadband - Standard and Superfast available (Ofcom).

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

Construction - Standard

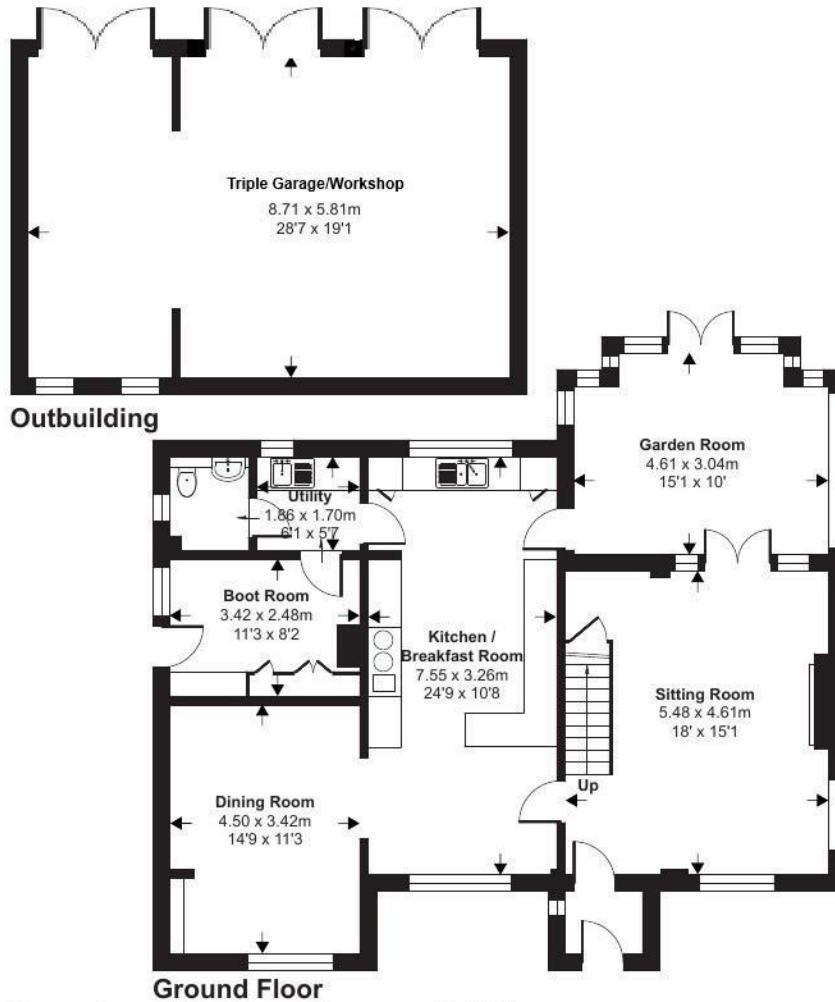
### Viewing

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

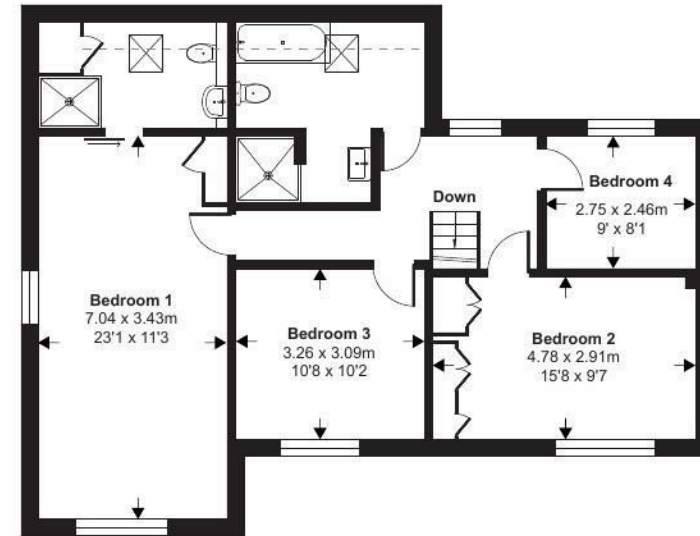
### Directions

From South Molton proceed south out of the town on the B3226 and stay on this road for approximately 4½ miles before taking the right turn signposted to Chittlehamholt. Proceed up the hill and at the 'T' junction turn left. Drive into Chittlehamholt and Misty Meadow will be found as the second property on the left.

What3words Ref: prone.folks.forgiven



**Ground Floor**



**First Floor**

Approximate Area = 1999 sq ft / 185.7 sq m  
 Limited Use Area(s) = 33 sq ft / 3 sq m  
 Outbuilding = 545 sq ft / 50.6 sq m  
 Total = 2577 sq ft / 239.3 sq m

For identification only - Not to scale

Denotes restricted head height

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1430981



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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>		67	72
(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>		EU Directive 2002/91/EC	



