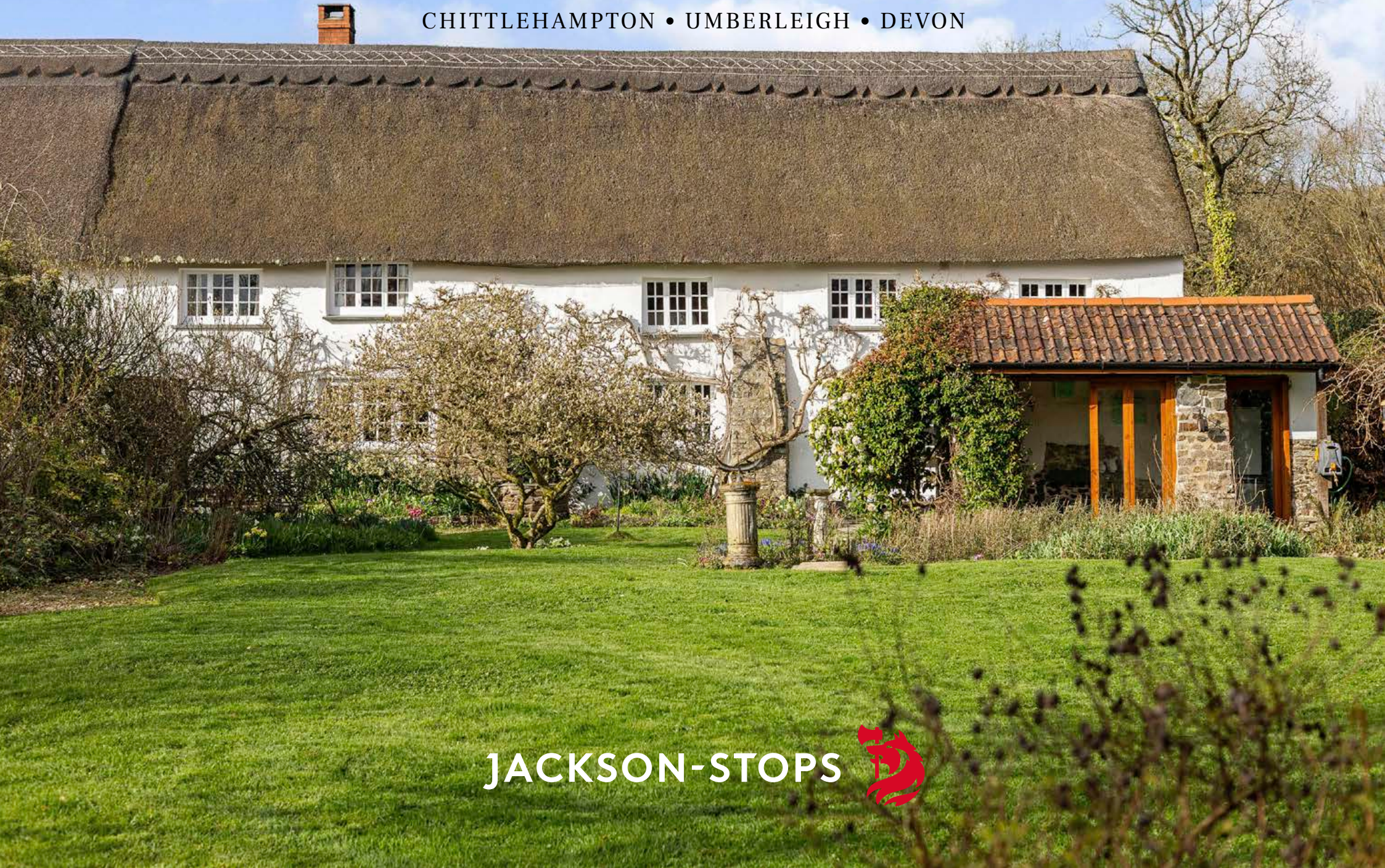


POLLYS COTTAGE

CHITTLEHAMPTON • UMBERLEIGH • DEVON



JACKSON-STOPS



POLLYS COTTAGE
CHITTLEHAMPTON, UMBERLEIGH, DEVON, EX37 9RX

A BEAUTIFUL PERIOD COTTAGE IN A HIGHLY SOUGHT-AFTER TRANQUIL, YET CONVENIENT LOCATION, WITH DELIGHTFUL GARDENS AND GROUNDS.



DISTANCES

CHITTLEHAMPTON - 1.6 MILES
SOUTH MOLTON - 6 MILES
BARNSTAPLE - 8 MILES
COASTLINE/INSTOW - 13 MILES
TIVERTON PARKWAY/M5 - 31 MILES
(DISTANCES ARE APPROXIMATE)

ACCOMMODATION

- Grade II Listed period cottage
- First time on the market in 44 years
- Highly sought after location
- Three reception rooms
- Four bedrooms
- Delightful gardens with a stream
- Useful outbuilding
- Ample off-road parking
- 0.65 Acre
- Additional 5.38 acres available by separate negotiation
- No onward chain

COMMUNICATIONS

The area can be accessed from Junction 27 of the M5 Motorway and along the A361 North Devon Link Road. Tiverton Parkway Mainline Railway Station with fast and frequent trains to London and beyond is around a 50 minute drive.

LOCATION

The property is nestled in the small hamlet of Stowford, on the outskirts of the highly sought-after village of Chittlehampton, with pleasant countryside walks available directly from the doorstep. Chittlehampton, just over one and a half miles away, enjoys a thriving community and offers a range of amenities including the award-winning The Bell Inn, a village shop and Post Office, the impressive 15th-century St Hieritha's Church, as well as a village hall and playing fields.

The nearby market town of South Molton, approximately six miles distant, provides a wider array of facilities including independent shops, butchers, primary school and community college, pubs and restaurants, a Sainsbury's supermarket, health centre, and its popular pannier market held on Thursdays and Saturdays. It also offers convenient access to the A361 North Devon Link Road.

Exmoor National Park is within easy reach, presenting an exceptional setting for a variety of outdoor pursuits. The spectacular North Devon coastline lies around 13 miles away at Instow, while the renowned surfing beaches of Saunton Sands and Croyde Bay are a little further afield. The regional centre of Barnstaple, approximately eight miles away, offers an extensive range of business, commercial, shopping and leisure facilities.

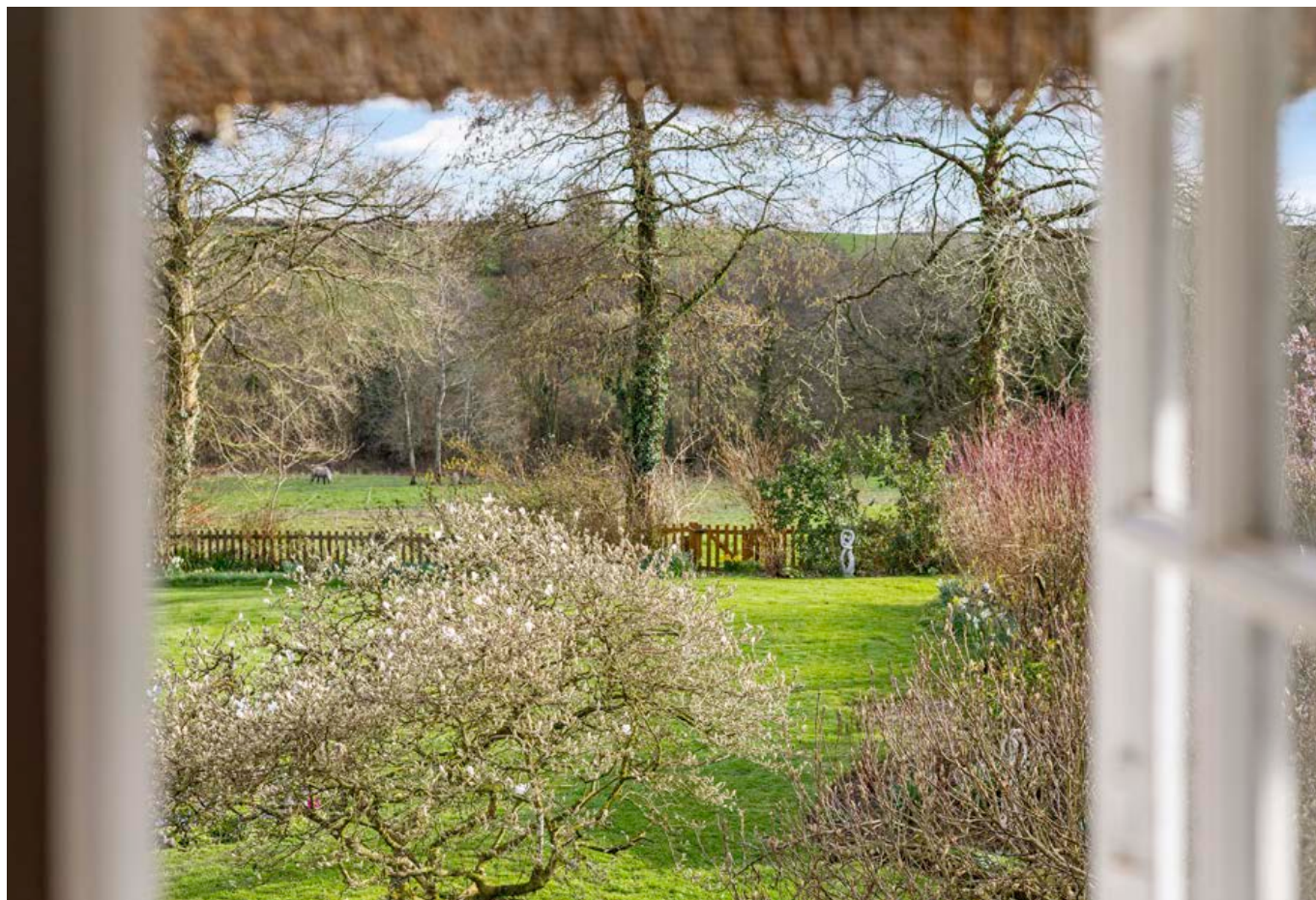
THE PROPERTY

Jackson-Stops are delighted to present this superb period cottage to the market for the first time in 44 years. Occupying a highly sought-after position, the property enjoys the best of both worlds – a peaceful setting within a small hamlet, yet within easy reach of the thriving communities and amenities of Barnstaple and South Molton.

This charming Grade II Listed, thatched cottage offers beautifully characterful and well-proportioned accommodation. The ground floor comprises three reception rooms, a study, and a kitchen/breakfast room, while the first floor provides four bedrooms. To the rear, the property enjoys delightful views across its gardens and the surrounding countryside.

The gardens and grounds are a particular highlight, extending primarily to the rear of the cottage where a stream gently meanders through. There is a highly productive kitchen garden, a variety of fruit trees, and several secluded seating areas from which to enjoy the tranquil setting. In total, the grounds extend to approximately 0.65 acres.

Beyond the main garden lies additional land, available by separate negotiation, benefiting from its own independent access. This includes



two stables, a wood store/barn, a wildlife pond, and approximately 5.38 acres of further land – ideal for equestrian or smallholding use.

Offered to the market with no onward chain, this exceptional home must be viewed to be fully appreciated.

The accommodation, with approximate dimensions more clearly identified on the accompanying floorplans, comprises:

A covered porch leads to the front door and

Entrance Hall Tiled floor. Exposed beams.

Sitting Room A superb room with a window overlooking the gardens to the rear. Beamed ceiling. Inglenook fireplace with an open fire on a slate hearth and bread oven door (the bread oven is no longer in situ). Access to the lobby.





Dining Room Two windows to the front elevation. Built-in cupboards housing glassware and wine storage. Hatch access to loft space.

Study Window to the front elevation.

Lobby Door to the rear garden with ancient lock and key. Stairs rise to the first floor landing.

Kitchen/Breakfast Room A superb dual aspect room enjoying a delightful outlook over the gardens to the rear. Exposed beams and lintels. Range of matching wall and base units with sink set into roll-top work surfaces. Integrated dishwasher and fridge. Gas fired Stanley range providing domestic central heating and hot water. Space for fridge/freezer. Parquet wood flooring.

Family Room A dual aspect room with views over the garden and French doors lead onto the patio. Two good-sized storage cupboards. Parquet wood flooring. Gas coal-effect fire.

Utility Room Window to the front elevation. Range of matching wall and base units with space for a washing machine, tumble dryer and a fridge/freezer.

Wet Room Window to the front elevation. Comprising low level WC, pedestal wash hand basin and shower. Chrome heated towel rail.

First Floor Landing Window to the front elevation. Exposed beams and uprights. Ancient timber mullion window. Four hatches giving access to loft space. Airing cupboard with a heated towel rail. A door then leads to a further landing which is currently used as a:

Study Window to the front elevation with a built-in desk.

Family Bathroom Comprising low level WC, bidet, pedestal wash hand basin and a bath. Window to the rear elevation.

Bedroom 1 A triple aspect room with views over the garden. Wooden floor. Walk-in shower cubicle.

En-Suite Cloakroom Comprising low level WC and a wash basin.

Bedroom 2 Window to the rear elevation overlooking the garden. Wash basin. Built-in wardrobes.

Bedroom 4 Window to the rear elevation overlooking the garden. Built in wardrobe.

Bedroom 3 Window to the rear elevation overlooking the garden. Exposed beams and uprights.



OUTSIDE

The property is approached via a resin-bound driveway providing ample off-road parking for several vehicles, together with an electric vehicle charging point, outside tap and a useful wood store. A slate pathway leads along the side of the cottage to the rear garden.

A stream runs along part of the side boundary, feeding a small wildlife pond and adding to the property's peaceful setting.

The rear garden is of a generous size, enjoying a sunny south-facing aspect and backing onto a field available by separate negotiation. Immediately adjoining the house is a spacious patio, complemented by a further seating area laid with stone chippings – both ideal for outdoor dining and entertaining. A mature wisteria and a Conference pear tree adorn the rear elevation.

The garden is principally laid to lawn and interspersed with well-stocked flower beds and borders, planted with a wide variety of mature shrubs and perennials to provide year-round interest. Within the grounds is a charming stone outbuilding, believed to have once served as a blacksmith's workshop, now used for storage and as a small garden room/studio. There is also a summerhouse.

A particularly attractive feature is the productive kitchen garden, comprising numerous raised beds, a timber garden shed and a designated composting area.

Mature trees are dotted throughout the grounds, which also include eight fruit trees. At the foot of the garden, a gate opens onto a quiet country lane, providing rear access and also access to Lot 2, should it be purchased. In total, the property extends to approximately 0.65 of an acre.

LOT 2 - AVAILABLE BY SEPARATE NEGOTIATION

This parcel of land comprises approximately 5.38 acres situated to the rear of the property. It benefits from its own independent access via a five-bar gate from a quiet country lane and includes an open-fronted barn/store and two timber stables. There is also a productive orchard planted with a variety of heritage fruit trees, including Bramley, Newton Wonder, Cox, Worcester, Japanese Pear and Medlar, among others.

The majority of the land is Culm grassland, bordered by streams and complemented by a wildlife pond, creating an attractive and biodiverse environment.



POLLYS COTTAGE CHITTLEHAMPTON, UMBERLEIGH, DEVON, EX37 9RX

TOTAL APPROX. FLOOR AREA

MAIN HOUSE = 1905 SQ FT / 177 SQ M

INCLUDING LIMITED USE AREA(S) = 65 SQ FT / 6 SQ M

OUTBUILDING(S) = 57 SQ FT / 5.2 SQ M

TOTAL = 2027 SQ FT / 188.3 SQ M

PROPERTY INFORMATION

Services: Mains electric, water and gas. Private drainage (septic tank).

What3Words: ///originals.rainbow.balloons

EPC: Exempt

Local Authority: North Devon District Council – 01271 327711.

Contents, Fixtures and Fittings Only those mentioned within this brochure are included in the sale. All others, such as curtains, light fittings, mirrors, garden ornaments, hot tub, containers etc are specifically excluded, but may be available by separate negotiation.

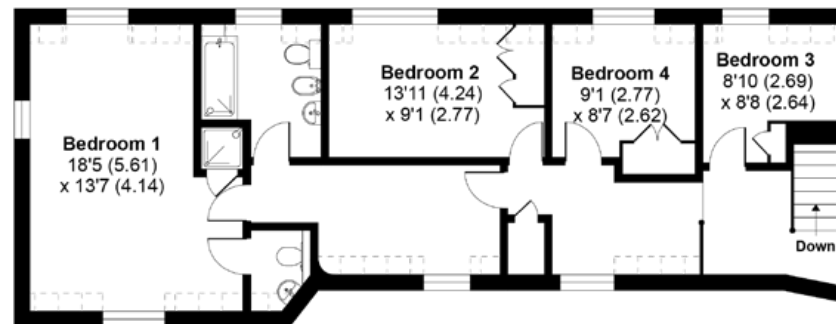
Directions From Barnstaple, proceed towards Exeter on the A377 passing through Bishops Tawton. Stay on this road until you reach the village of UMBERLEIGH, and then turn left and proceed over the River Taw onto the B3227. Proceed along this road, taking the left-hand turning, signposted towards Chittlehampton. Go up the hill into the village until reaching the crossroads, then turn left and proceed along the country lane for a short distance, taking the right-hand turning signposted towards Stowford. Continue along this lane for around 0.3 of a mile, and the property will be found on the right hand side with name plate clearly displayed.

Viewing: By appointment with Jackson-Stops, North Devon
01271 325 153.

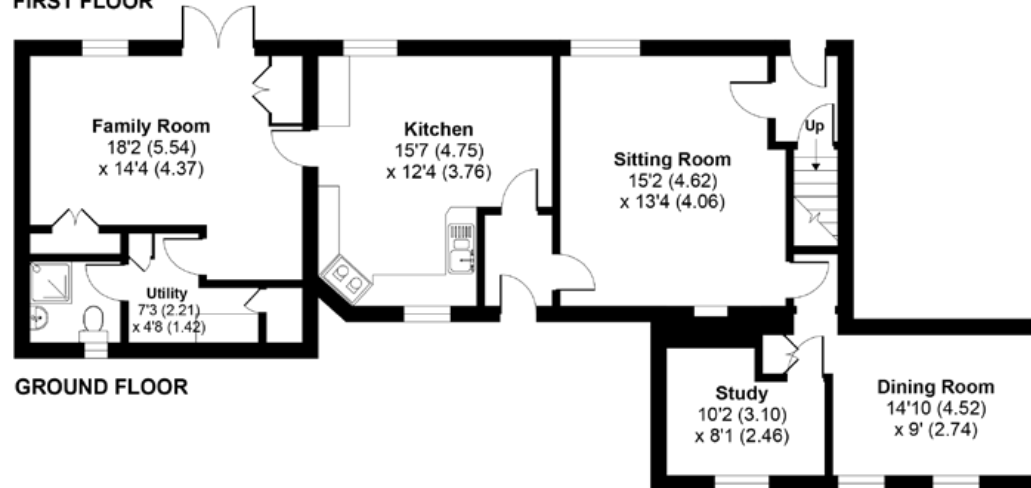
For sale by private treaty with vacant possession upon completion.

Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



FIRST FLOOR



GROUND FLOOR



Denotes restricted head height



STONE OUTBUILDING

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