

Middle Nethercleave

Umberleigh, Devon, EX37 9AD

Guide Price £700,000

EPC: Exempt | Council Tax: E | Tenure: Freehold | Bedrooms: 4 Reception Rooms: 2 Bathrooms: 1

FINE & COUNTRY

KEY FEATURES

- Enchanting Grade II Listed thatched cottage dating back to the early 16th century
- Approximately 6 acres including two paddocks, orchard and established gardens
- Four/five bedroom accommodation full of character and period charm
- Exceptional living room with exposed beams and impressive inglenook fireplace
- Spacious kitchen with oil-fired Aga and doors opening to a cobbled courtyard
- Beautiful grounds featuring a pond and a well
- Range of useful outbuildings and open barn with potential for conversion (subject to consent)
- Idyllic rural setting near Umberleigh, ideal for equestrian or smallholding interests

Middle Nethercleave perfectly combines historic charm with rural lifestyle appeal, offering land suitable for equestrian or smallholding interests whilst remaining accessible to the amenities and transport links of Umberleigh and the wider North Devon area. A truly exceptional period home where history, character and countryside living come together in one remarkable setting.

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MIDDLE NETHERCLEAVE

A rare opportunity to acquire an enchanting Grade II Listed thatched cottage, steeped in history and occupying an idyllic rural setting near Umberleigh. Believed to date back to the early 16th century and later remodelled and extended through the 16th and 17th centuries, Middle Nethercleave is a home of immense character and architectural significance, showcasing centuries of Devon heritage.

Set within approximately six acres of beautifully maintained grounds, the property enjoys a wonderfully private and picturesque setting with two paddocks, an orchard and established gardens bursting with an array of seasonal colour. The gardens provide a true haven for wildlife and outdoor enjoyment, further enhanced by a pond and a well, together with winding pathways, mature planting and delightful seating areas from which to admire the surrounding countryside.

Approached via a private driveway, rich in history and atmosphere, the cottage immediately captivates with its timeless appeal. The traditional thatched roof, rendered stone and cob construction, together with an abundance of period features, reflect the craftsmanship and charm of its historic origins.

A spacious kitchen welcomes you into the home, complete with an oil-fired Aga and double doors opening out onto the delightful, cobbled courtyard, creating a wonderful space for indoor and outdoor living. The kitchen leads through to the inner hall where, to the left hand side, is a useful study which could equally serve as a ground floor bedroom if required. To the far end of the hall is the exceptional living room, rich in character with exposed beams, an impressive inglenook fireplace and further doors leading out to the courtyard and gardens. The ground floor also benefits from a useful utility area and separate WC.

From the hall, a magnificent hand-carved staircase immediately captures your attention, showcasing the history and craftsmanship of the property whilst leading to the first floor. The first floor accommodation comprises an exceptionally spacious principal bedroom, a further generous double bedroom, and two additional double rooms, noting that bedroom four is accessed via bedroom three. The family bathroom is a spacious suite comprising a bath, WC and wash hand basin.

Extending to approximately 6 acres, the grounds include two delightful paddocks, ideal for equestrian or smallholding interests. The first paddock is accessed separately via a five-bar gate from the driveway and leads through to the second paddock. The second paddock can also be accessed via the side of the property, where, just before entering, there is a useful open barn providing excellent storage or shelter.

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STEP OUTSIDE

Middle Nethercleave

Situated on the very edge of this picturesque village, Middle Nethercleave is only a short walk from good amenities which include a primary school, a public house and a small station on the Barnstaple to Exeter 'Tarka line' providing links to the main line trains at Exeter St' David's. The area offers a wealth of outdoor pursuits including horse riding, walking, cycling, fishing on the Taw and golf at High Bickington and the nearby Mole Resort Hotel and Leisure complex at Chittlehamholt. Umberleigh is also 8 miles equidistant from the regional centre of Barnstaple and the busy market town of South Molton which provides access to the North Devon link road (A361) which provides a quick route to the M5 and National Rail links at Tiverton. The beautiful North Devon coast and Exmoor National park are within easy driving distance.

DIRECTIONS

From our office leave the square via Barnstaple Street and take the first left turn into West Street (B3227) signed Umberleigh. Stay on this road and after passing the village sign for Umberleigh, the property will be found a short distance along on your left hand side.

UTILITIES AND SERVICES

Mains water and electricity. Oil fired heating. Private drainage. - Please note that the septic tank has not been surveyed to confirm if it is compliant with modern regulations.
We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage.
You can do so by visiting https://checker.ofcom.org.uk

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THE FLOORPLAN



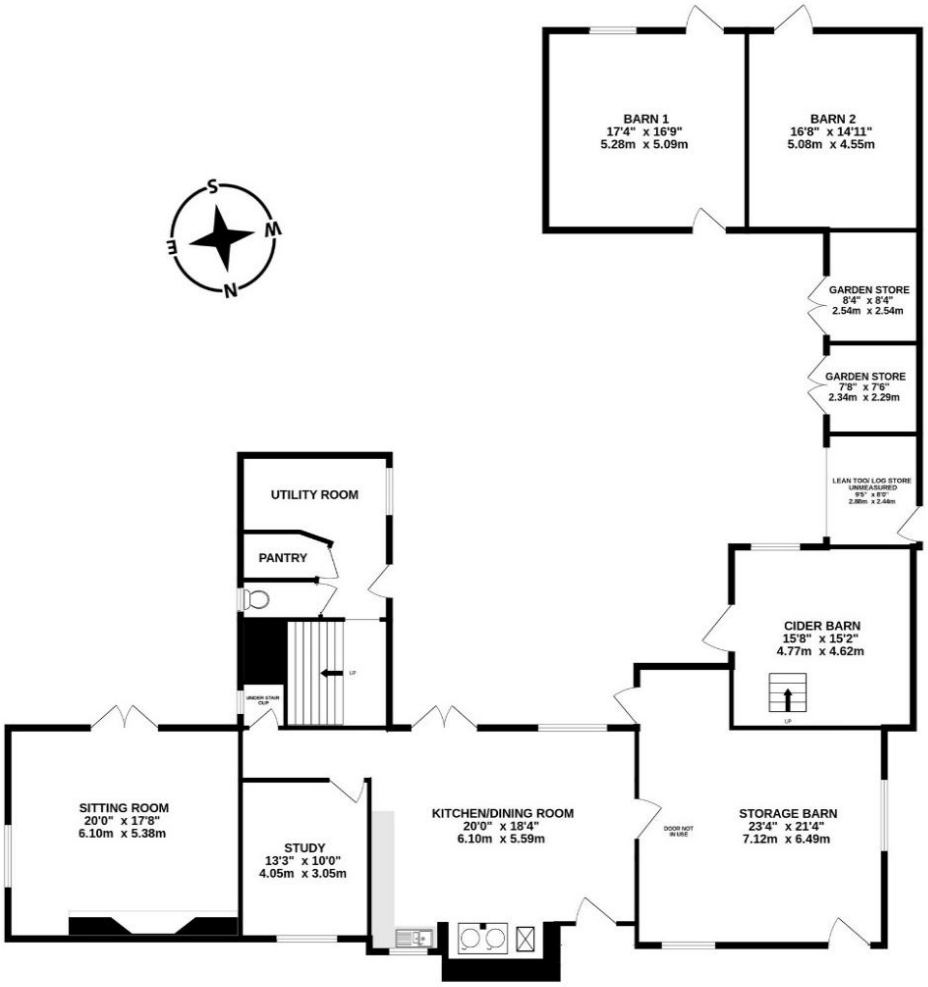
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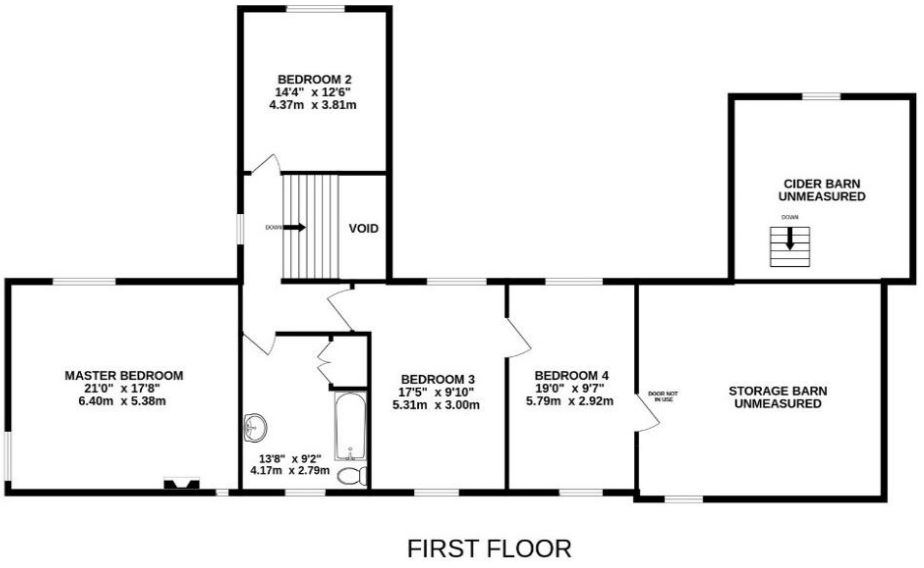
Local Director

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MIDDLE NETHERCLEAVE, UMBERLEIGH, DEVON, EX37 9AD

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