



Burrington, Umberleigh, Devon, EX37 9LT





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Offers Over £500,000

Mauretania represents a rare chance to enjoy the ownership of a truly individual and extremely spacious four bedroom detached house. Nestled on the outskirts of the rural village of Burrington and enjoying a tucked away position largely hidden from the road, the property has been diligently maintained by our clients. Everything about Mauretania reminds the viewer that this was a carefully designed and individually built house, beginning with the ENTRANCE DOOR and generous side window which brings light into the spacious HALLWAY with stairs to first floor and useful cupboard under. Doors lead off to the SITTING ROOM, a bright and sunny double aspect room with feature fireplace, picture window to front overlooking the garden and the rural outlook beyond as well as patio doors to the rear garden. The DINING ROOM offers a picture window overlooking the garden. The KITCHEN/BREAKFAST ROOM is a generous size with ample worktop to three sides, eye and base level storage cupboards, space for fridge/freezer, space for cooker with hood over and space and plumbing for dishwasher. This bright double aspect room has a window to the side and another overlooking the rear garden. A door leads off to the UTILITY ROOM with door to garden, space and plumbing for a washing machine and further storage cupboards. Back in the hallway, an archway leads to an INNER LOBBY with doors off to STUDY/BEDROOM 5 with window overlooking garden and the GROUND FLOOR W/C with basin and window. On the FIRST FLOOR is an impressive galleried landing with window offering far reaching rural views and 2 airing/storage cupboards. Doors lead off to the MASTER BEDROOM with fitted storage alcove, window to rear and EN-SUITE SHOWER ROOM with shower cubicle, basin and W/C. There are 3 FURTHER DOUBLE BEDROOMS all with built-in storage and a FAMILY BATHROOM with three piece suite plus separate shower cubicle.

To the OUTSIDE, the property is approached over a tarmac DRIVEWAY and gives access to the DOUBLE GARAGE/WORKSHOP with electronic roller shutter door. There is access all around the house with the gardens laid mainly to lawn with flower, shrub and hedge boundaries. There is a patio area immediately to the rear of the house and the gardens offer a high degree of privacy.

Burrington is a village, with an excellent community spirit and is nestled on the western side of the Taw valley offering a community shop, church and public house. The nearest town is Chulmleigh set on the other side of the valley and offers a good range of local amenities as well as a range of shops. The larger towns of South Molton and Barnstaple are about 12 and 14 miles away, both offering a further range of facilities.

The A377 that links between Exeter and Barnstaple is about 2.5 miles and the Railway follows a similar route with the nearest station at Eggesford, which is approximately a 20 minute drive from the village.

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Individual Build By A Reputable Local Builder
Generous Plot
Tucked Away Position
Edge Of Village Location
Rural Outlook
Well Proportioned Double Aspect Sitting Room
Separate Dining Room
Well Fitted Kitchen/Breakfast Room
Practical Utility Room
Master Bedroom With En-Suite
3 Further Double Bedrooms
Study/Bedroom 5
Family Bathroom And Ground Floor W/C
Double Garage/Workshop
Generous Gardens



Entrance Hallway

Living Room

24' 6" x 15' 1" (7.47m x 4.60m)

Dining Room

12' 6" x 11' 8" (3.81m x 3.56m)

Kitchen

12' 9" x 11' 0" (3.89m x 3.35m)

Utility Room

Study

Downstairs Cloakroom

Stairs To First Floor Landing

Bedroom One

15' 5" x 11' 9" (4.70m x 3.58m)

En-Suite Shower Room

Bedroom Two

11' 9" x 11' 9" (3.58m x 3.58m)

Bedroom Three

12' 8" x 9' 7" (3.86m x 2.92m)

Bedroom Four

11' 10" x 8' 1" (3.61m x 2.46m)

Family Bathroom

Outside

The property is approached over a tarmac DRIVEWAY and gives access to the DOUBLE GARAGE/WORKSHOP. There is access all around the house with the gardens laid mainly to lawn with flower, shrub and hedge boundaries. There is a patio area immediately to the rear of the house and the gardens offer a high degree of privacy.

Double Garage/Workshop

19' 6" x 16' 5" (5.94m x 5.00m) With electronic roller shutter door.

SERVICES

Services: Mains Electricity, Mains Water, Mains Drainage. LPG Gas.

Council Tax Band: F.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: E.

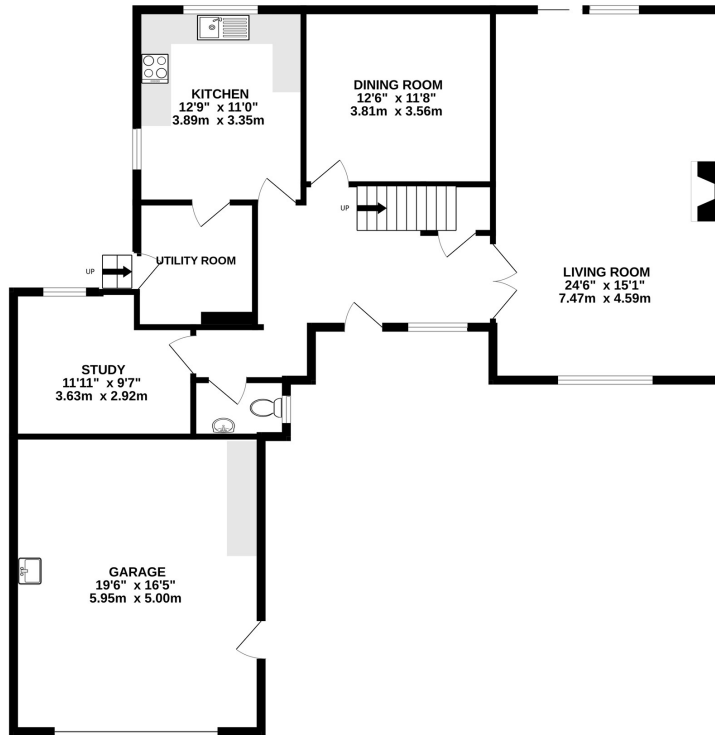
DIRECTIONS

To locate please follow the Sat Nav, ref EX37 9LT and turn into the driveway signed Town Bridge House where Mauretania will be found just up on the right.

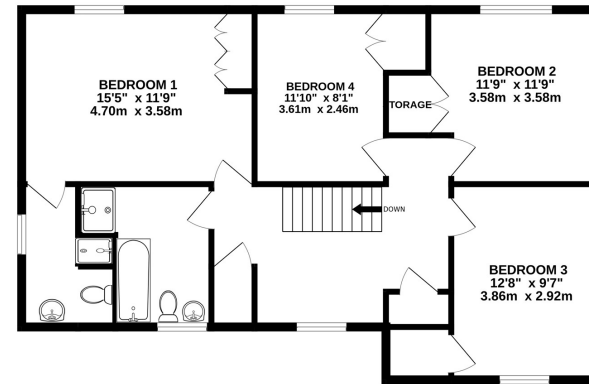
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2209sq.ft. (205.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		62
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



