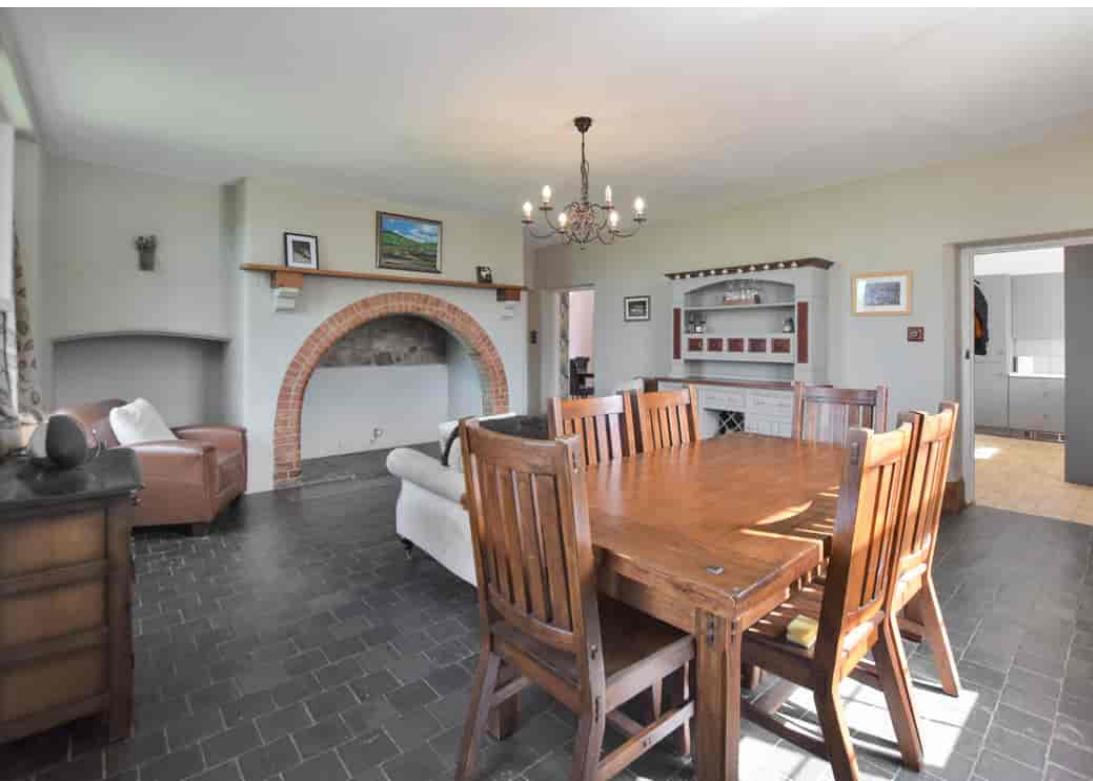




North Nethercleave, Umberleigh, Devon, EX37 9AD





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O.I.R.O. £1,000,000

Nestled amid some of North Devon's most verdant countryside, North Nethercleave offers buyers the opportunity to acquire an enviable home and business opportunity generating significant income. The main accommodation is provided by an attractive and extremely spacious 5 bedroom / 3 bathroom Victorian farmhouse of attractive and low maintenance brick elevations under a slate roof and with double glazed windows. The accommodation briefly comprises of a spacious and welcoming entrance hall with attractive tiled floor, a warm and inviting dual aspect sitting room with multi fuel stove, the cavernous living / dining room with imposing hearth and views across rolling Devonshire countryside, and the expansive kitchen / breakfast room (formerly three rooms) with ceramic sink and boiling water tap set in walnut worktop with cupboards and drawers below and a range of integrated appliances including fridge and dishwasher. There is space for a range cooker, high quality wooden floors, not to mention the windows that fill this high ceilinged room with light. Rounding off the ground floor is a useful utility room with door to rear courtyard and space for further appliances, and a door off to WC and hand basin. On the first floor are 5 well proportioned bedrooms (2 with feature fireplaces), all offering fine country views. The master bedroom benefits from an en suite shower room and there are 2 further bath / shower rooms at either end of the landing.

The bulk of the income at North Nethercleave is derived from the four high quality holiday cottages, The Root House, Stable View, The Butter Barn and Barley Mow, which generate approximately £80,000 a year income. The cottages, currently advertised through holidaycottages.co.uk, enjoy year round occupancy and many repeat bookings and all of the cottages benefit from enclosed, courtyard style gardens. The driveway creates a separate entrance for the holiday cottages.

The Root House - A charming barn conversion which offers three bedrooms, two bath/shower rooms, vaulted ceilings and many character features. Stable View - Also featuring vaulted ceilings, this two bedroom / two bathroom cottage is cosy and comfortable. The Butter Barn - A characterful one bedroom cottage. Barley Mow - The only detached cottage, this two bedroom property has a pleasant decked garden. Whilst all of the cottages are holiday use restricted, Barley Mow also has permission for supported living use.

The holiday lets can be purchased fully furnished and ready to use, and are rated for business rates, attracting 100% business rates relief (no cost).

There is further income from the biomass boiler, which was installed in 2013 and provides heating and hot water to the farmhouse as well as the heating and the majority of hot water to the cottages. The boiler is accredited under the Commercial Renewable Heating incentive (via Ofgem) and receives an annual payment until 2033. The last annual payment was £14,000 and payments will increase in line with inflation.

Of particular benefit to both the holiday guests as well as the owners of North Nethercleave is the permissive right of way which gives access (and a lovely walk) across two adjoining fields to the public footpath at the top which provide walks to the river, woods and (importantly) pub!

Triple car port (25'2 x 20'1). Boiler room (24'5 x 12'7) housing biomass boiler and adjacent Storage room (17'7 x 13'4) both positioned between the stone garage and Root House. Additional outbuilding (44'4 x 18'2) located to the side of Barley Mow and considered an ideal potential games room for the cottages.

North Nethercleave, UMBERLEIGH, Devon, EX37 9AD

Spacious 5 bed owners residence with private garden
Beautifully landscaped grounds including small paddock suitable for hobby farming or pets
Direct access to network of scenic footpaths perfect for walking enthusiasts
Nearby train station providing convenient transport links to major towns and cities
Close to a well regarded primary school making this property ideal for families
Ample parking for guests and owners
Potential for expansion or diversification of business
Viewing highly recommended to fully appreciate this unique opportunity
Four holiday cottages generating £80,000 a year income



Entrance Porch

Dining Room

18' 0" x 17' 2" (5.49m x 5.23m)

Living Room

17' 2" x 14' 7" (5.23m x 4.45m)

Kitchen / Breakfast Room

21' 4" x 17' 5" (6.50m x 5.31m)

Utility Room

14' 10" x 11' 5" (4.52m x 3.48m)

Cloakroom

First Floor Landing

Bedroom One

14' 7" x 11' 6" (4.45m x 3.51m)

En-Suite

Bedroom Two

13' 6" x 8' 0" (4.11m x 2.44m)

Bedroom Three

10' 4" x 10' 4" (3.15m x 3.15m)

Shower Room

Bedroom Four

16' 10" x 9' 5" (5.13m x 2.87m)

Bedroom Five

13' 8" x 10' 3" (4.17m x 3.12m)

Family Bathroom

BARLEY MOW

Lounge / Diner

15' 5" x 14' 2" (4.70m x 4.32m)

Kitchen

13' 9" x 5' 9" (4.19m x 1.75m)

Bedroom One

12' 1" x 9' 9" (3.68m x 2.97m)

Bedroom Two

9' 9" x 9' 9" (2.97m x 2.97m)

Shower Room

7' 8" x 5' 9" (2.34m x 1.75m)

THE ROOT HOUSE**Kitchen / Dining Room**

23' 6" x 15' 8" (7.16m x 4.78m)

Bedroom One

15' 8" x 11' 5" (4.78m x 3.48m)

En-Suite

6' 10" x 4' 5" (2.08m x 1.35m)

Bedroom Two

11' 7" x 8' 7" (3.53m x 2.62m)

Bedroom Three

11' 7" x 9' 8" (3.53m x 2.95m)

Bathroom

7' 2" x 6' 10" (2.18m x 2.08m)

STABLE VIEW**Hallway****Kitchen / Dining Room**

16' 9" x 15' 8" (5.11m x 4.78m)

Bedroom One

15' 8" x 9' 1" (4.78m x 2.77m)

Bathroom

5' 8" x 4' 9" (1.73m x 1.45m)

Bedroom Two

11' 11" x 9' 1" (3.63m x 2.77m)

En-Suite

5' 8" x 4' 3" (1.73m x 1.30m)

THE BUTTER BARN**Kitchen**

11' 4" x 9' 11" (3.45m x 3.02m)

Living Area / Bedroom

15' 8" x 7' 9" (4.78m x 2.36m)

Shower Room

5' 1" x 4' 7" (1.55m x 1.40m)

Outside

The property sits on a generous plot, accessed via driveway and has ample parking and creates a separate access for the holiday cottages. Whilst there are lawned gardens to the front of the farmhouse, the holiday cottages front an expansive area laid sensibly to stone chippings and this area also provides a 7kw electric car charger with smart card access for holiday guests. As one would expect, there are a range of useful outbuildings.

Garage

14' 9" x 8' 3" (4.50m x 2.51m) Of stone construction with double doors for access with storage barn adjacent.

Storage Barn

12' 7" x 9' 2" (3.84m x 2.79m) Offering conversion potential (STPP).

Agents Note

The property has a sewage treatment plant, installed in 2013 and surveyed in 2024.

Prospective purchasers will be asked to provide verification of finances prior to viewing.

SERVICES

Services; Mains Water, Sewage Treatment Plant, Biomass Boiler. Council Tax Band: North Nethercleave 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: North Nethercleave D. Barley Mow Cottage: C. The Root House: C. The Butter Barn: B. Stable View: C.

DIRECTIONS

From South Molton leave the town square via Barnstaple Street and turn first left onto West Street (B3227) to Umberleigh. Continue along and after passing the Umberleigh sign continue downhill and the property will be seen on the left before the bottom of the hill.

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GROUND FLOOR



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1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

