



Manse Cottage, Chittlehampton, Umberleigh, Devon, EX37 9RX



Manse Cottage, Chittlehampton, Umberleigh, Devon, EX37 9RX

Guide Price £495,000

Manse Cottage represents an increasingly rare opportunity to purchase a very pretty, charming and most characterful country cottage with the timeless appeal of a thatched roof and with the application of a Grade 2 listing to preserve the features of historic and architectural interest. With origins believed to date from the 15th century, viewers may be surprised to discover how well maintained and presented the property is, having benefitted from careful maintenance in the hands of our clients. The adaptable nature of the accommodation means that a self contained annexe could be created from within the existing accommodation. The first thing to understand as one approaches the cottage is that the side facing onto the lane is the rear of the property, which is a tiled roofed extension believed to have been built in the late 1980s. The ENTRANCE DOOR to the cottage opens onto the ENTRANCE HALL with staircase to first floor and doors to the SITTING ROOM with beamed Inglenook fireplace with wood burning stove, two windows overlooking garden with window seats and parquet flooring. The DINING ROOM with Inglenook fireplace, exposed beams, windows with window seats and part glazed storage cupboard. Off of this room is the charming cottage KITCHEN, a real treat for the eye with it's duck egg blue and cream colour scheme, range of storage units, oak worktops and oak drainer aside the double Belfast sink. Leaded glazed fronted display cabinet. Rangemaster dual fuel electric and gas range cooker in ornamental fireplace recess with mantle over and side cupboards. Attractive and practical tiled flooring. A 'must have' for any country house is the BOOT/UTILITY ROOM with tiled flooring and external door and with internal door to INNER HALL/2ND KITCHEN which could form the kitchen for an annexe, shower room with cubicle and STUDY/BEDROOM 4 with door to front garden, cupboard housing Worcester combination boiler providing heating and hot water (the boiler has been replaced within the last five years). Terracotta tiled floor. On the FIRST FLOOR landing is the airing cupboard with hot water cylinder and doors to the MASTER BEDROOM ceiling beam and window enjoying a garden outlook, EN SUITE BATHROOM with high quality suite, the centrepiece of which is an impressive bathtub with ball and claw feet, freestanding taps and shower attachment, twin hand basins in marble surround with four drawer vanity unit beneath and twin illuminated mirrors over. Twin heated towel rails, WC, wood effect flooring. Adjacent to the Master Bedroom and approached off the landing is a WALK IN WARDROBE. TWO FURTHER BEDROOMS with views over gardens. FAMILY BATHROOM featuring panel bath with mixer taps and shower attachment, WC, bidet, Pedestal wash hand basin, tiled walls, heated towel rail.

OUTSIDE - The property is approached from the lane over a DOUBLE LENGTH DRIVEWAY. There is a porch leading to the back door. At the front there is an area of COURTYARD GARDEN with adjacent STORE as well as TIMBER BIN STORE. The driveway is separated from the rear garden by wooden fencing with gate. The delightful south facing LANDSCAPED GARDEN features a central lawn. There are raised planters, a SHAPED TERRACE ideal for Alfresco dining, all bounded by a most attractive painted and rendered castellated wall with wrought iron railing links. Across the lane is an ADDITIONAL ACRE or so of land, which has two separate vehicular accesses. There are TWO SHEDS and aluminium framed GREENHOUSE, LOG STORES, soft fruit enclosure, separate vehicular access points. The lower access leads to TWO GARAGES, WORKSHOP and ample parking. Productive soft fruit enclosure and raised vegetable beds. A bank of 16 solar panels provides energy, as well as an income from the National Grid. Further up the plot there is a SUMMERHOUSE overlooking extensive lawn with fruit trees and beyond this, separated by hedging with an opening, is a FURTHER AREA OF GRASS where the secondary access is, as well as a poly tunnel. This area is ideal as a secret garden, to keep animals or experiment with self sufficiency ,or for various potential commercial uses such as camping etc (subject to consent). All in all, this is a property that really must be viewed in order to be fully appreciated.

Manse Cottage, Chittlehampton, Umberleigh, Devon, EX37 9RX

Quintessential Character Thatched Cottage
Grade II Listed
Charming Rural Hamlet Location
Potential For Self Contained Annexe
Available With Or Without Additional Piece Of Just Over 1 Acre
2 Reception Rooms Of Immense Character
Bespoke Kitchen With Range Cooker
Master Bedroom Suite
High Quality En-Suite Bathroom
2 Further Double Bedrooms
Family Bathroom
Tandem Driveway
Stunning Rear Garden



Entrance Lobby

Sitting Room

20' 4" x 15' 7" (6.20m x 4.75m)

Dining Room

14' 3" x 11' 7" (4.34m x 3.53m)

Kitchen

15' 5" x 8' 2" (4.70m x 2.49m)

Utility Room

Shower Room

Boot Room

Bedroom Four

11' 8" x 9' 0" (3.56m x 2.74m)

Store Room

Stairs To First Floor Landing

Bedroom One

16' 4" x 12' 3" (4.98m x 3.73m)

En-Suite Bathroom

Bedroom Two

12' 11" x 12' 3" (3.94m x 3.73m)

Bedroom Three

8' 8" x 6' 11" (2.64m x 2.11m)

Family Bathroom

Outside

See description above.

Garage One

18' 4" x 7' 10" (5.59m x 2.39m)

Garage Two

15' 8" x 15' 2" (4.78m x 4.62m)

Workshop One

18' 4" x 11' 2" (5.59m x 3.40m)

Workshop Two

18' 4" x 6' 7" (5.59m x 2.01m)

AGENTS NOTES

There is an option to purchase the property without the additional acre of land at a guide price of £450,000. Also, the majority of curtains, carpets, curtain rails and light fittings are included.

SERVICES

Services: Mains electricity, gas and water. Gas central heating. Underfloor heating to the annexe area. Solar panels provide supplementary power. There is private drainage which has been upgraded in the last five years. Superfast broadband is available according to the Ofcom website.

Council Tax Band: E.

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

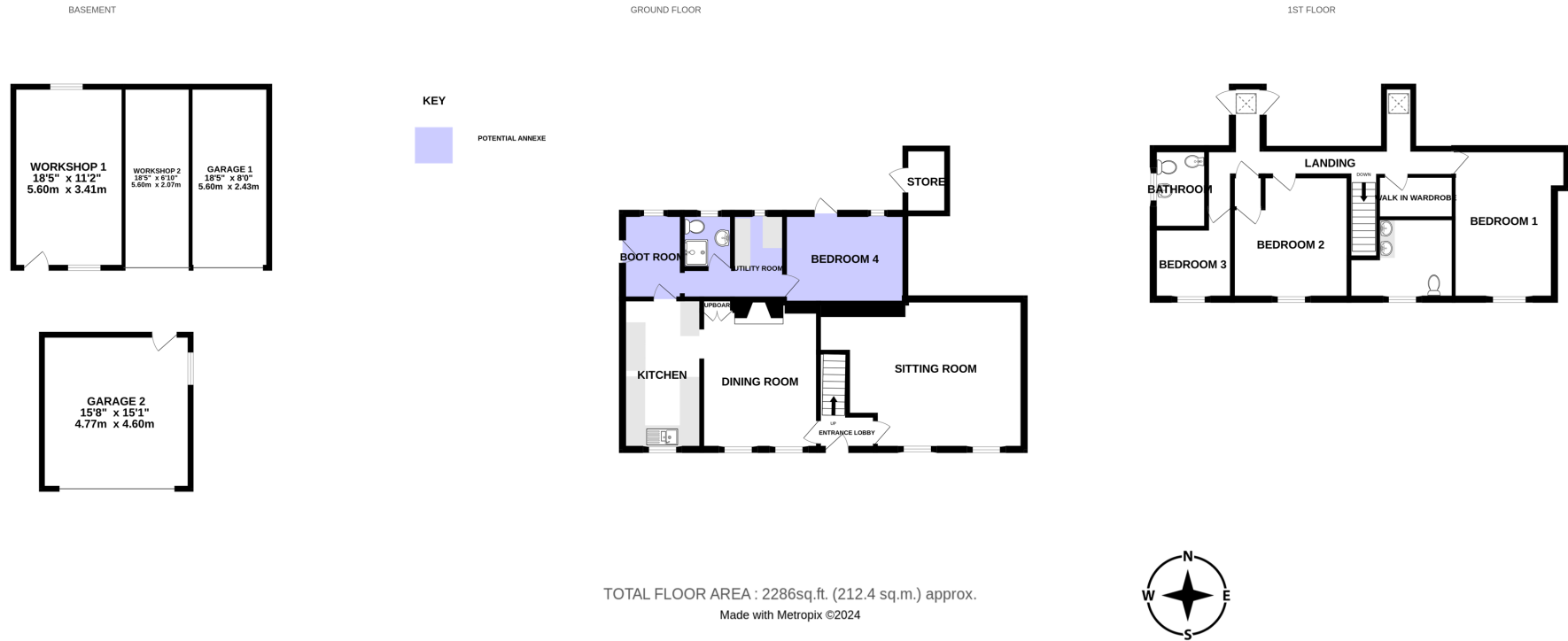
EPC Energy Rating: C.

DIRECTIONS

From Barnstaple, take the A377 towards Exeter. Passing through Bishops Tawton, bear left up Codden Hill, signed 'Cobbaton'. Continue up the hill, continuing following the signs to Cobbaton and passing through the village and continue, following the signs to 'Stowford'. Bear left, following signs to Stowford, and after approximately ¼ of a mile the property will be found on the right-hand side.

*At John Smale & Co we don't just sell houses!
Contact us now for information on all of our
other services including Auctions, Commercial
Property and Market leading independent
financial advice.*





Any representation made by John Smale & Co Estate Agents, whether orally or in writing made in reference to these particulars, or prior to them being produced is believed to be correct, but its accuracy is not guaranteed, and it should not be relied on. Any areas, land plans, measurements, distance, or orientations are given in good faith but approximate only. The property, its services, appliances, fixtures, and fittings have not been surveyed or tested by John Smale & Co Estate Agents. Any reference to any property alterations is not a statement that any necessary planning, building regulations or other consent has been granted. The agents advise buyers to instruct their chosen solicitors, surveyors, or any other relevant property professionals to clarify any matters concerning the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



