

Superbly Appointed Modern Bungalow

Meadowside, Chittlehamholt, Umberleigh, Devon, EX37 9NS

Offers In The Region Of

£385,000



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Superbly Appointed 4 Bed Modern Bungalow with large garden

Meadowside, Chittlehamholt, Umberleigh, Devon, EX37 9NS



An exceptionally spacious and superbly appointed modern bungalow, 4 bedrooms, 4 bathrooms, 3 being en suite to double bedrooms one also with walk in wardrobe, and a separate family bathroom, double aspect lounge, exceptionally well fitted modern kitchen/dining room, utility, cloakroom and integral single garage. Off road parking for 5/6 cars and large level rear garden with lovely views, terracing, pond feature, raised beds for vegetable, shed etc.

Set in the heart of the delightful village of Chittlehamholt, itself in the rolling hills of North Devon in an elevated position between the Rivers Taw and Mole. There is a village hall and community shop. High Bullen Country House Hotel, with its leisure complex and golf course, is to the village outskirts. Splendid walks and bridle paths are available close by with excellent horse riding in the Eggesford Forest. Numerous sporting facilities are also close by with salmon and trout fishing on the River Taw and Mole, golf at Chulmleigh and High Bickington as well as Barnstaple and of course Saunton. There are primary schools locally at Chittlehampton, Umberleigh and Chulmleigh with senior schooling also at Chulmleigh and South Molton. .

The market town of South Molton is some 7 miles distant and provides good local facilities including supermarket, a bank, post office, schools, health centre, library and the popular Pannier market held on Thursdays and Saturdays, together with livestock markets.

The regional centre of Barnstaple is some 13 miles distant, situated at the head of the Taw Valley offering further shops, restaurants, popular theatre, hospital, along with its Pannier Market, showcasing local crafts and produce and is itself only 5 miles inland from the dramatic North Devon coastline at Saunton, Croyde and Instow.

The North Devon Link Road (A361) provides easy access to Junction 27 and the M5 beyond. At Tiverton parkway Station there is a main line railway station to London Paddi

DETAILS

This is a particularly well appointed modern bungalow set to the heart of the pretty village at Chittlehamholt.

The bungalow has the benefit of double glazed replacement doors and windows throughout, cavity wall insulation and has been internally renovated and partially extended to a particularly high standard.

The renovation works include the provision of the two en suite bathrooms to the two main double bedrooms, the redesigning and refitting of the kitchen and dining room with first class kitchen fittings, decoration throughout and upgrading of all of the original bathroom facilities.

Externally a brick paviour path has been laid to the garden with the garden itself having an extensive level paved terrace overlooking a water feature, the lawns and distant views away to Dartmoor and over the Taw river valley.

Within the garden a raised bed kitchen garden area with greenhouse and two store sheds and a large recently formed concrete base where the current owner was considering placing a sunroom. To the roadside off-road parking for 5/6 vehicles

Council Tax - Band D - to be reassessed

EPC - Band E

Services - Mains electric, water and drainage, oil central heating.



Set well back from the village road to the rear of its own private off road parking and turning for 5/6 cars. outside lights,

Entrance Hall 3.56m x 1.78m (11'8" x 5'10")

Wood effect double glazed entrance door with side lights, coved ceiling, panel radiator, door to shelved linen cupboard with radiator

Double Aspect Lounge 5.49m x 3.51m (18' x 11'6")

A light double aspect room, south and west facing, 2 panel radiators, wood burning stove set on tiled hearth with matching tiled backing, in recess to one side fitted worktops with drawers and cupboards under, one being glass fronted, display shelving to either side above

Fitted Kitchen/diner 6.78m x 3.61m (22'3" x 11'10")

A light double aspect room with south facing double patio doors to outside with brick paviours leading to garden, extensive range of oak topped worksurfaces with a variety of soft close drawers and cupboards under, 2 tray spaces, Stove induction cooking range with 6 rings and a hot plate, extractor hood over, inset 1 1/2 bowl single drainer sink unit with chrome mixer tap, integrated dishwasher, tall storage units to either side of space for an American freezer, fully plumbed, inset Russell Hobbs microwave, open fronted and part glazed display units, coved ceiling



VIEWING

By appointment through our

Barnstaple office- 01271 327878

Inner Lobby 2.31m x 1.75m (7'7" x 5'9")

Tiled floor, space for tall fridge/freezer, coat hooks, fitted shelves

Cloakroom 1.75m x 1.09m (5'9" x 3'7")

Tiled floor, pedestal hand basin, low tiled splashback, low level close couple w/c, recessed ceiling lighting,

Integral Garage 5.08m x 3.56m (16'8" x 11'8")

Electric roller door to front and rear pedestrian access door to garden, deep sink, plumbing for washing machine, Grant oil fired central heating boiler, strip lights, fitted worktops with open shelves and cupboards and some wall units to one long elevation.

Box Room/Cloakroom 1.32m x 1.27m (4'4" x 4'2")

Originally an airing cupboard but now used as a small office but could equally be converted to a cloakroom as there is plumbing installed.

Bedroom 3 3.58m x 3.38m (11'9" x 11'1")

Panel radiator , coved ceiling, overlooking garden, double wardrobe cupboard

En Suite Shower Room 2.13m x 1.19m (7' x 3'11")

Fully tiled shower cubicle with Mira sport shower, low level w/c, vent, wash hand basin in vanity unit, mirror over, shave socket, tiled floor and half tiled surrounds other than shower

Bedroom 1 3.94m x 3.58m (12'11" x 11'9")

Overlooking garden, coved ceiling, panel radiator. double wardrobe cupboard

Walk in Wardrobe 2.92m x 1.60m (9'7" x 5'3")

Currently with fitted wardrobes, shelf units, drawers etc

En Suite Bathroom 3.05mx 1.98m (10'x 6'6")

Luxuriously appointed with fully tiled walls and floor, walk in shower cubicle with both drench head shower and flexible shower, chrome ladder effect towel rail/radiator, paneled bath with central controls, hand basin in vanity unit with dressing mirror and shave point, second towel rail/radiator, low level w/c, vent,

Bedroom 2 3.35m x 3.02m (11' x 9'11")

Panel radiator, coved ceiling, to either side of access to en suite are a double wardrobe cupboard and open storage for a dresser

En Suite Bathroom 2.13m x 1.93m (7' x 6'4")

Panelled bath with chrome mixer tap with shower attachment, shower screen, recessed ceiling lighting, low level close couple w/c, pedestal hand basin, double front medicine cabinet, shave point, ladder effect chrome towel rail/radiator

Family Bathroom 2.59m x 1.68m (8'6" x 5'6")

Oversize corner entry shower cubicle, fully tiled, low level w/c, pedestal hand basin, shelved vanity unit with mirror and shave socket, panel radiator, tiled surrounds

Bedroom 4 3.18m x 2.62m (10'5" x 8'7")

Panel radiator, coved ceiling

Outside

The garden is approached either from the bungalow or beside the garage where there is the domestic oil tank and timber built log store. Brick paviours lead around to the large level rear garden which has views over countryside to Dartmoor in the far distance.

Adjoining the bungalow a large expanse of secluded paved terrace running to a wildlife pond and the lawns. There are outside lights, water points and. Steps to a kitchen garden with raised beds, 2 garden store sheds and a greenhouse. Beyond is a concreted base for a summer house, 27 feet x 15 feet approx.





DIRECTIONS

From the A361 just north of South Molton proceed into the Square and from there take the B3226 southwards as though towards Chulmleigh and Crediton. From the edge of the town as you pass the new primary school continue for 2.5 miles where you will pass through the small hamlet at Clapworthy. From here continue down the pretty Mole Valley with the river to your left for a further 2 miles or so where you will pass by Watertown to the left and just around the corner take a right turn signposted Chittlehamholt and High Bullen. Proceed for just over 1/2 mile to the top of the hill where bear left and head into the centre of Chittlehamholt where you will find Meadowside to the right just after the Exeter Inn on the left



VIEWING

By appointment through
Phillips Smith & Dunn,
Barnstaple Office
01271 327878
Out of hours Michael
Challacombe 07970 445204





MEADOWSIDE, CHITTLEHAMHOLT, EX37 9NS
TOTAL APPROX. FLOOR AREA 1703 SQ.FT. (158.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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