



**STAGS**

Lower Spiecott

# Lower Spiecott

Chittlehamholt, UMBERLEIGH, EX37 9PB

Chittlehamholt 1 mile South Molton 7 miles Barnstaple 13 miles

- Living Room
- Dining Room
- Conservatory
- Kitchen/Breakfast Room
- 3 Bedrooms
- Useful Outbuildings
- Pasture and Woodland
- Total about 11.26 Acres

**Guide price £595,000**

## Situation

Lower Spiecott is very privately set at the end of a long country lane and access drive on the eastern side of the beautiful Taw Valley. The nearest village of Chittlehamholt is about a mile away and has The Exeter Inn public house as well as a community shop, Church and the renowned Highbullen Hotel, Golf and Country Club is also set on the outskirts of the village.

The local towns of South Molton and Chulmleigh lie about 7 miles away respectively and offer a good range of further amenities including schooling to secondary level. The larger regional centre of Barnstaple is about 13 miles and the Cathedral City of Exeter is about 28 miles to the south east.

## Description

Lower Spiecott is centred on an appealing character cottage that is believed to originate from the 18th Century and was first extended in the 1950s and more recently by the current owners to now provide a comfortable and spacious home. Presented in good decorative order, the property offers an appealing mix of character and more modern styles with the original core of the cottage having exposed beams and fireplace with bread oven through to the most recent extension at the western end providing much light and space.

The south-facing cottage has a highly attractive outlook over its own land which comprises a mix of woodland and pasture with an area of orchard. The land is complemented by a useful range of adaptable outbuildings with potential for equestrian use if required.

## Ground Floor

The front door leads into a glazed PORCH with further door into the HALL with stairs rising to the first floor. The KITCHEN/BREAKFAST ROOM has exposed beams and a former fireplace with bread oven and Rayburn. There is a range of pine fronted kitchen units with worktop over, 1 1/2 bowl sink unit with mixer tap, space and plumbing for dishwasher and built-in electric oven with hob over. The UTILITY ROOM has a tiled floor and a vaulted ceiling and is fitted with a range of timber fronted wall



A charming cottage with land privately set in a stunning location above the Taw Valley





and floor units, Belfast sink, space for electric cooker, space and plumbing for washing machine and space for tumble dryer. Walk in LARDER with slate shelving. Off the hall there is a SHOWER ROOM with pedestal wash basin, heated towel rail, WC and shower cubicle with mixer shower. The LIVING ROOM/SNUG has an oak floor and a fireplace with inset wood burner on a raised hearth. The DINING ROOM has an oak floor which opens through tri-fold doors into a SITTING ROOM with vaulted ceiling, stone tiled floor and useful WINE CELLAR. Further glazed tri-fold doors lead into the CONSERVATORY with a fine outlook and the tri-fold doors at the end can be opened fully to the outside. These three reception rooms offer flexibility in that they can be arranged as one open space or sub-divided by the tri-fold doors to create more intimate rooms if required.

### First Floor

On the first floor the landing has an airing cupboard and leads on to THREE DOUBLE BEDROOMS. Bedroom 1 is a large double room with built in wardrobe and a superb double aspect outlook across to the orchard and the Taw valley to the side. Bedroom 2 is a double room with fitted wardrobes and enjoys the same outlook across the valley. Bedroom 3 is a double room with chimney breast. The FAMILY BATHROOM is fitted with a panelled bath with mixer tap and shower attachment, pedestal wash basin and WC.

### Outside

The property is approached over a long country lane, leading initially to a good-sized parking area with an adjacent two bay CAR PORT with a useful timber framed storage BUILDING to the rear. The driveway continues down to the side of the cottage where there is further parking.

To the front and side are mature gardens with areas laid to lawn and to the rear is a productive fruit and vegetable garden with fruit cage.

### The Land

The house is set in the northern edge of a block of land that extends in total to about 11.26 ACRES. There is about 2.50 acres of pasture, including an area of productive orchard to the south of the house. There is about 5.25 acres of mixed native woodland planted about 18 years ago and a further enclosure with a field shelter and much flora and fauna and is a natural haven for wildlife.

### Outbuildings

Adjacent to the house is a stone OUTBUILDING currently providing two useful storage rooms with power and light and with potential for use as tack rooms if required.

Adjacent GREENHOUSE.

Set opposite the house and adjacent to the orchard paddock is a versatile timber framed BUILDING (46' x 16') with concrete floor and power and light connected.

Although this building currently provides one open space it could easily be sub-divided to form stabling or similar, and already has additional stable doors in place.

Set a short distance from the house is a timber framed, four bay DUTCH BARN with LEAN-TO (60' x 35') with an area of productive vegetable garden adjacent.

### Services

Mains electricity, private bore hole water supply and private drainage system. Oil fired central heating (underfloor to ground floor and radiators to first floor).

### Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

### Directions

From the centre of Chittlehamholt take the turning to the west signposted to Portsmouth Arms. Continue on this road out of the village and after a quarter of a mile turn right signposted to Spycott and Mollands. Continue on this country lane for about three quarters of a mile, keeping left at the end, and the property will be soon after.



These particulars are a guide only and should not be relied upon for any purpose.



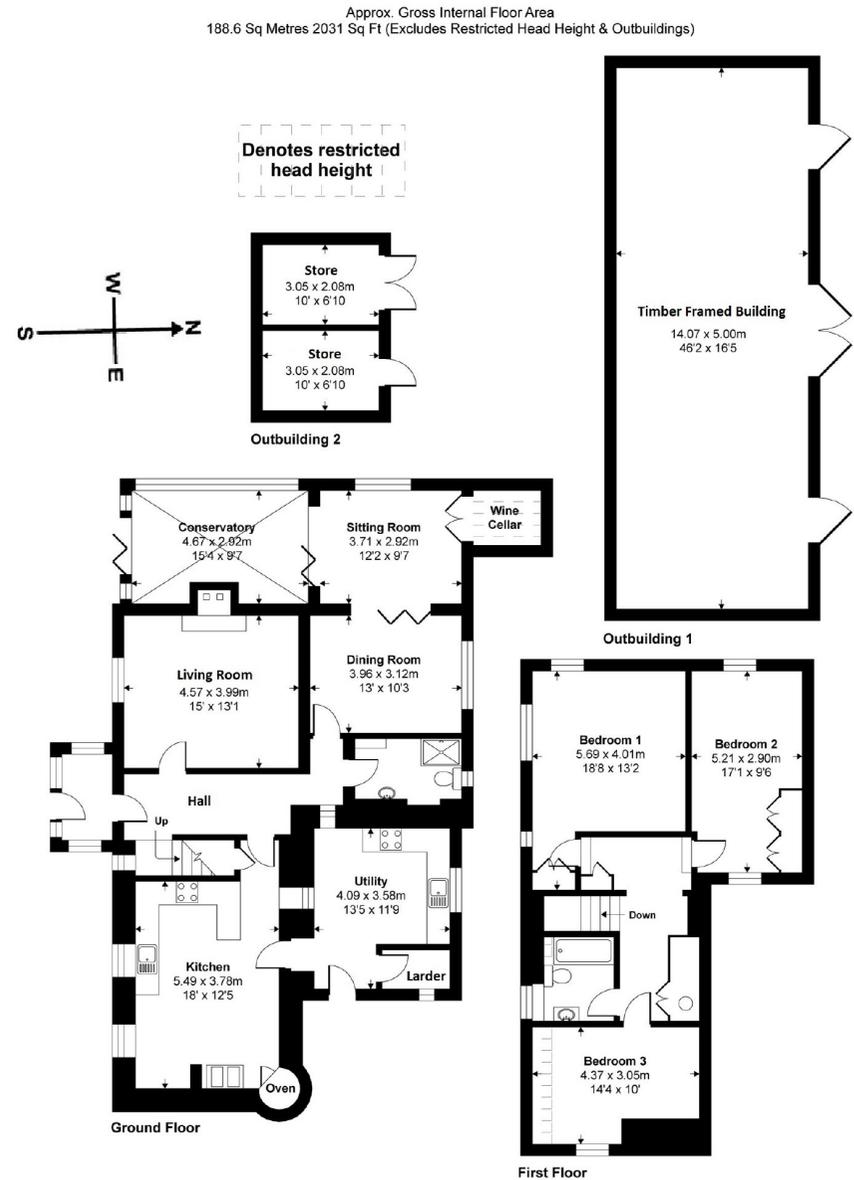
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Energy Efficiency Rating		Current	Potential
<small>More energy efficient - lower running costs</small>			
20-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
49-54	<b>E</b>		
41-48	<b>F</b>		
35-40	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
		40	71
<small>England &amp; Wales</small>		<small>EU Directive 2002/91/EC</small>	



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale