



STAGS

Rocklea

Rocklea

Chittlehampton, Umberleigh, EX37 9QL

South Molton 5 miles Barnstaple 8 miles

- Hall
- 2 Reception Rooms
- Kitchen and Utility
- Bathroom
- 3 Bedrooms (1 en-suite)
- Large Mature Gardens
- Useful Outbuildings with Potential (stp)
- Parking

Guide price £420,000

Situation

Rocklea is set in a commanding position near the centre of the very sought after village of Chittlehampton. The popular village has a thriving community and excellent village amenities including a general stores/post office, primary school, church and an excellent and well renowned public house, The Bell Inn.

About five miles to the east is the thriving and popular market town of South Molton, known as the Gateway to Exmoor, and which offers an excellent range of shopping, social and banking facilities as well as schooling to secondary level. The A361 (North Devon Link Road) bypasses the town and provides an excellent road link to the regional centre of Barnstaple to the west and to Tiverton and the M5 (Junction 27) to the east where there is a railway station at Tiverton Parkway on the London Paddington line.

Exmoor National Park and the impressive North Devon coastline with its steep cliffs and wide sandy beaches is also within easy reach by car.

Description

Rocklea is a superbly presented, detached character property exhibiting some fine period features and set in a very popular village location. The house is constructed primarily of rendered elevations under a slate roof and benefits from double glazing and mains gas central heating. Period features include fireplaces in the main reception rooms as well as many exposed ceiling timbers.

The house occupies a total plot of about one third of an acre of mature gardens mainly laid to lawn and patio areas sub-divided by mature beech hedging. There is also plenty of off street parking and a useful and adaptable range of outbuildings with potential for further development (stp).

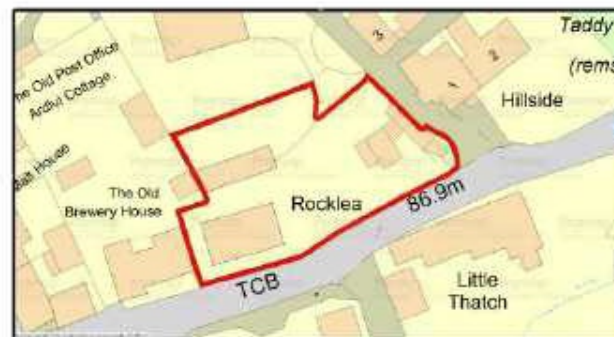
Ground Floor

An OPEN PORCH with slate step and part leaded glazed front door leads into a spacious HALL with exposed ceiling timbers, dado rail and understairs cupboard. The LIVING ROOM is an attractive double aspect room with many exposed ceiling



A highly appealing period house set in a very popular village





Rocklea
Chittlehampton, Umberleigh, Devon

For identification only, not to be relied upon

timbers, deep inglenook fireplace with a wood burner set on a stone hearth with heavy beam over and clome oven. Built in shelved alcove and views across the village. The DINING ROOM is an attractive, double aspect room with many exposed ceiling timbers, feature stone fireplace with wood burning stove and bread oven. A wide archway leads through to the KITCHEN with part exposed brick and timber walling and exposed ceiling timbers and is fitted with a range of shaker style base and wall units, single drainer 1½ bowl ceramic sink unit, space and plumbing for dishwasher and built in five ring mains gas hob. Recess with tall unit housing electric oven with cupboard below. Further recess with space for upright fridge freezer and attractive outlook over the rear garden. Off the kitchen is a good sized walk-in PANTRY with ample shelving and slate floor.

The REAR HALL has a tiled floor and exposed ceiling and wall timbers. Off this is a UTILITY AREA with stainless steel sink unit with cupboards below and space and plumbing for washing machine and a further cupboard houses the mains gas fired boiler for domestic hot water and central heating. A door leads into a BATHROOM currently fitted with a modern suite comprising easy access bath in a tiled surround with mixer shower over, close coupled WC, pedestal wash basin, tiled floor and heated towel rail.

First Floor

The LANDING has a shelved recess and access to loft space. BEDROOM ONE is a double room with built in wardrobe and fine views and an EN-SUITE BATHROOM fitted with a modern suite comprising panelled bath with shower over and screen, vanity wash basin, close coupled WC and heated towel rail. BEDROOM TWO is also a double room with extensive fitted wardrobes and cast iron fire place with timber surround and mantel. BEDROOM 3 is a good sized single room. All three bedrooms take full advantage of the southerly outlook across the village to countryside beyond.

Outside

To the front of the house there is a gravelled and paved garden with attractive hedging and views away to the south. To the side is an area of lawn with some mature trees, shrubs and well stocked flower beds and is partially enclosed with mature beech hedging.

To the rear there is a sheltered paved area with raised flower beds, timber framed log store and steps lead up to a further area of mainly lawned garden enclosed by hedging and walling and with a number of mature trees, flower beds, rose clad pergola and a bespoke built timber SUMMERHOUSE with power, light and heating and an attractive outlook across the garden. There is also a vegetable garden with raised beds and a fruit cage.

Between the two main lawned areas there is a car parking area for two cars, leading on further to a larger concrete car parking area. Adjacent to this there is a useful range of single storey buildings comprising a stone and tiled roof former cow shed and brick built WORKSHOP (21' x 12'6") with power and light connected. It is considered that this area could have the possibility for further development or conversion subject to the necessary consents being obtained.

Viewing

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

Directions

From South Molton take the B3227 signposted Chittlehampton and Umberleigh. Proceed along this road out of the town and continue for about 4.5 miles and turn right at the War Memorial at Winson Cross. Continue into the village, turn left at the next junction and after about 50 yards or so turn right into an unmarked turning and then immediately left into the property.

Services

All mains services are currently connected. Central heating via radiators and partial under-floor heating.



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



Stags

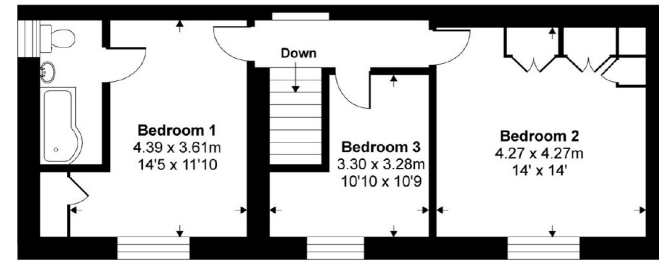
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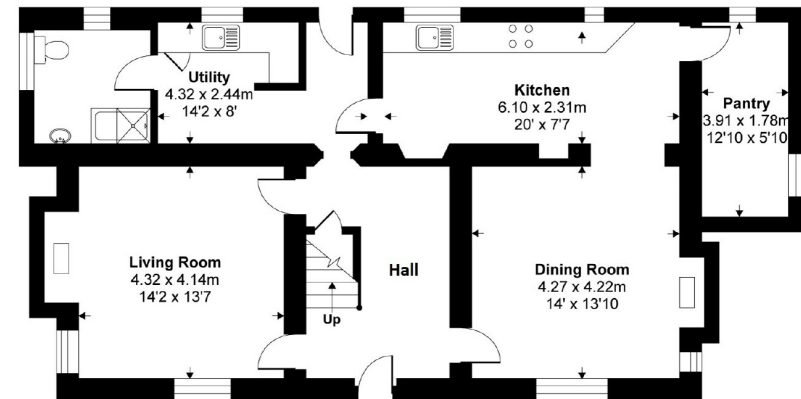
south-molton@stags.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

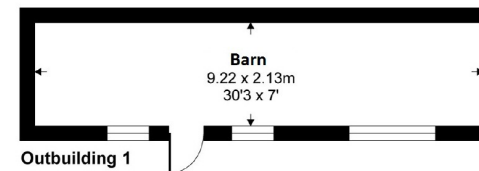
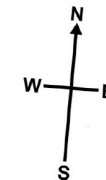
Approx. Gross Internal Floor Area
154 Sq Metres 1659 Sq Ft (Excludes Outbuildings)



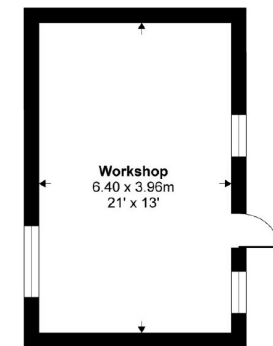
First Floor



Ground Floor



Outbuilding 1



Outbuilding 2

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