Cholloways

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Cholloways,

Chittlehamholt, Umberleigh, Devon, EX37 9NU

Chittlehamholt 0.8 miles South Molton 6.5 miles Barnstaple 12.5 miles

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A charming detached period cottage (not listed) enjoying an exceptional elevated position with breathtaking panoramic views across the Taw Valley, together with approximately 2 acres of gardens, orchard and pasture, useful outbuildings and stabling.

- Exceptional panoramic Taw Valley views
- Recently re-thatched (2024) and not listed
- Excellent large garage/workshop
- Mature gardens and paddock
- Freehold
- Charming detached period cottage
- Four bedrooms and three reception rooms
- Summer house, garage and 2 stables
- Total about 1.97 acres
- Council tax band F

Guide Price £750,000

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Situation

Cholloways occupies an exceptional rural position less than a mile from the popular village of Chittlehamholt. The property enjoys superb panoramic views across the valley and the surrounding North Devon countryside, with the elevated position and far-reaching outlook being particular features of the property.
Chittlehamholt has a strong village community and provides an award-winning village pub, The Exeter Inn, community shop and village hall, whilst The Mole Resort is situated on the edge of the village and offers a good range of leisure and recreational facilities. The market town of South Molton is approximately 6.5 miles away and provides a comprehensive range of everyday amenities, including a range of shops, schools and recreational facilities.
The surrounding countryside provides excellent opportunities for walking, riding, cycling, fishing and other country pursuits, whilst the spectacular North Devon coastline, including the popular beaches at Saunton Sands, Croyde Bay, Woolacombe and Instow, and Exmoor National Park are all readily accessible by car.

Description

Cholloways is an attractive and particularly appealing period country property, not listed, occupying a peaceful rural position and retaining a wealth of character and traditional features. The property is constructed in a traditional style with exposed beams and substantial timbers, together with attractive stonework and a number of characterful features throughout. There are three reception rooms, a farmhouse-style kitchen/breakfast room, four bedrooms and three bath/shower rooms on the first floor. The property enjoys superb rural views from a number of rooms and benefits from established gardens, a delightful orchard and pasture paddock, providing a wonderful setting for those seeking a characterful country home. The fact that Cholloways is not a listed building provides considerable flexibility for future owners. In addition, there is a good range of useful and adaptable outbuildings, including stabling and an excellent garage/workshop.

Accommodation

The front door leads into an enclosed porch with a slate flagstone floor, plenty of coat hanging space and glazed double doors leading into the STAIR HALL, with turning stairs rising to the first floor and a door into the CLOAKROOM with WC and corner wash basin. The RECEPTION HALL/STUDY is a spacious room with an archway to the right leading into the double-aspect SITTING ROOM, with bay window, exposed beams and a stone fireplace incorporating a bread oven, slate hearth and wood-burning stove. The DINING ROOM has exposed beams, a former fireplace recess and a door through to a former SHOWER ROOM, fitted with pedestal wash basin, WC and tiled shower cubicle, currently shelved for storage. The KITCHEN/BREAKFAST ROOM is a double-aspect room fitted with a range of units with granite worktops, butler's sink and matching wall units. Integrated appliances include two Bosch electric ovens, a four-ring electric hob and extractor hood.

On the FIRST FLOOR there is a galleried landing with airing cupboard at one end. A passage leads to BEDROOM ONE, a double-aspect double room with vaulted ceiling and two built-in wardrobes. The EN-SUITE SHOWER ROOM is fitted with a modern suite. BEDROOM TWO is also a double-aspect double room with exposed roof timbers and two built-in wardrobes, one being a walk-in wardrobe. The EN-SUITE SHOWER ROOM is fitted with a modern suite. BEDROOM THREE is a double room with built-in wardrobe and shelved cupboard, whilst BEDROOM FOUR is a single room enjoying lovely views.

Outside, the back door from the kitchen leads to a useful covered area, with a door into the BOILER ROOM and a further door to the UTILITY ROOM, which has a tiled floor, stainless steel sink unit, plumbing for a washing machine and ample space for further white goods.

Outside

The property is approached over an initially shared entrance drive, which leads to a generous parking and turning area to the front of the house. The main gardens to the rear are a particular feature, being well established and predominantly laid to lawn with a variety of mature trees, shrubs and flower borders. Tucked away around to the front is a delightful orchard containing a number of established fruit trees. Beyond the gardens is a pasture paddock, providing useful grazing and amenity land, with separate gated access from the adjoining council road. In all, Cholloways extends to approximately 2 acres.

Outbuildings

There is a good range of useful outbuildings at Cholloways. At the top of the garden there is a SUMMER HOUSE with power and light. Large GARAGE/WORKSHOP with power and light, sliding doors and useful workbench. Former GARAGE and GREENHOUSE.

Two detached, timber-framed STABLES, both with light and one with a lean-to TACK ROOM/STORE to the rear.

A stone BARN opposite the house currently provides storage for logs.

Services and further information

Mains electricity, private water via bore hole, private shared drainage (septic tank & soakaway). Oil fired central heating via radiators.

Broadband - Superfast broadband is available (Ofcom).

Mobile - Good signal from all major networks.

Construction - Primarily part rendered stone and cob under a thatched roof.

Viewing

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

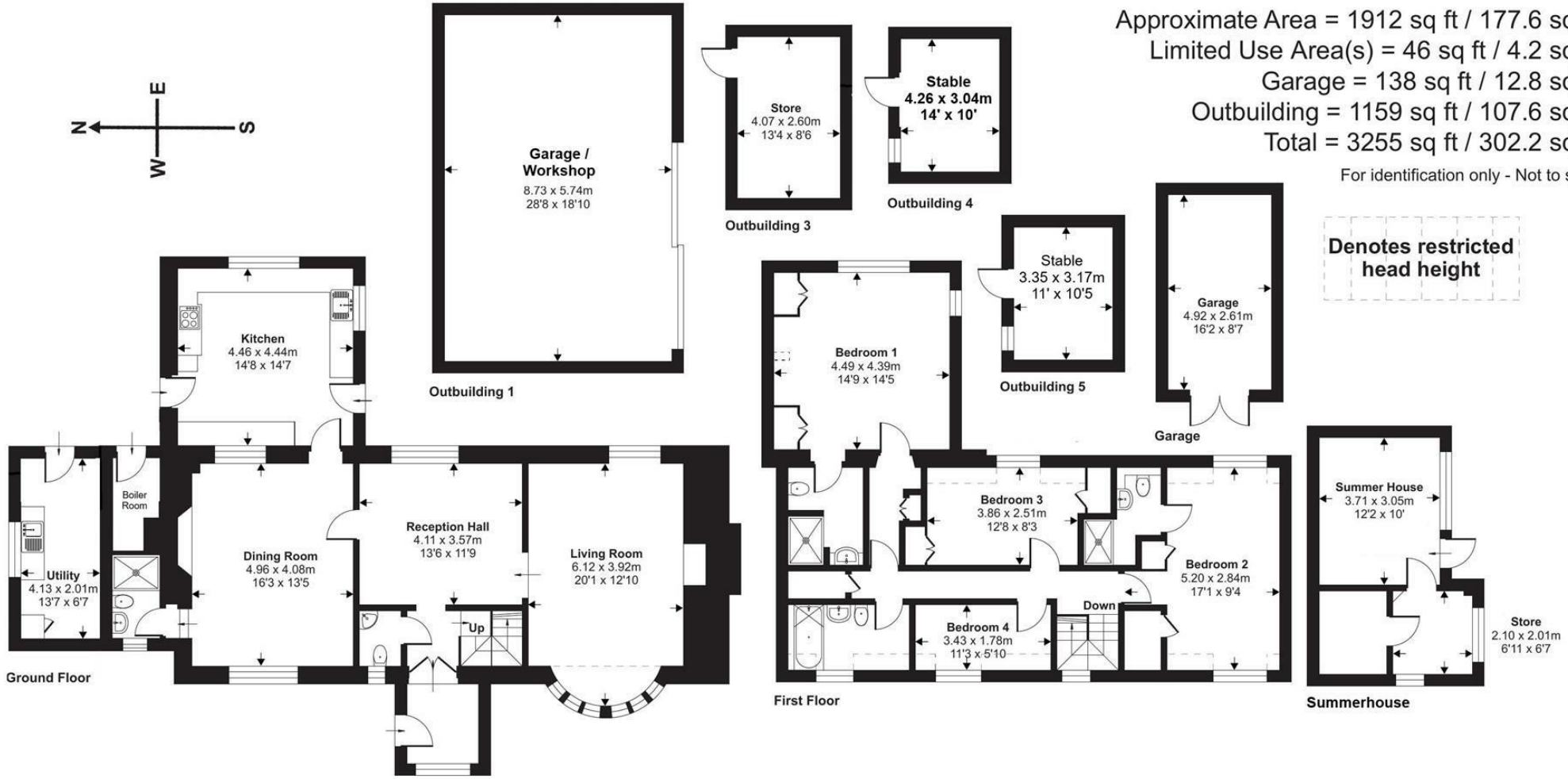
Directions

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 0.8 miles the entrance driveway to Cholloways will be found on the left.

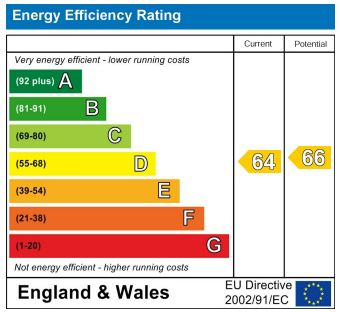
What3words Ref: ///handrail.secret.servers

Approximate Area = 1912 sq ft / 177.6 sq m
Limited Use Area(s) = 46 sq ft / 4.2 sq m
Garage = 138 sq ft / 12.8 sq m
Outbuilding = 1159 sq ft / 107.6 sq m
Total = 3255 sq ft / 302.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1511917



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