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Changing Lifestyles

East Stowford Manor
Chittlehampton
Umberleigh
Devon
EX37 9RU

Guide Price: £1,750,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

East Stowford Manor, Chittlehampton, Umberleigh, Devon, EX37 9RU

DETACHED MANOR HOUSE WITH 2 ATTACHED FLATS



- 7 Bedrooms
 - 2 Bedroom Ground Floor flat
 - 1 Bedroom First Floor flat
- Nestled amidst 3 acres of beautifully maintained grounds
- Several versatile outbuildings
- Drive in & out gravelled driveway providing ample parking
- Double Garage
- Occupying a private & tranquil location
- With its impressive size, historic charm & versatile outbuildings, this manor house is perfect for those looking to invest in a property with both character & potential



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Overview

On the market for the first time in 40 years and nestled amidst 3 acres of beautifully maintained grounds is this grand 7 Bedroom manor house which offers a unique opportunity to own a piece of serene property. With expansive grounds and several versatile outbuildings, this estate provides endless possibilities. Attached to the manor are two charming flats: a 2 Bedroom ground floor flat and a 1 Bedroom first floor flat, perfect for extended family, guests or potential rental income.

Whether you are looking to create a grand family home, develop a bed and breakfast or establish a rural retreat, this property provides the perfect canvas for your vision. Embrace the potential and make this manor house your own slice of paradise.

Main House features

- Bedrooms: 7 generously sized bedrooms, each with ample natural light and picturesque views of the surrounding landscape.
- Bathrooms: Multiple bathrooms and en-suites, each offering space and the potential for further updates.
- Living Areas: Several spacious living areas ideal for entertaining and family gatherings.
- Kitchen: A large, farmhouse style kitchen that awaits your personal touch to transform it into a culinary haven.
- Dining Room: An elegant dining room perfect for hosting dinners and celebrations.
- Additional Rooms: A variety of additional rooms for storage including utility, pantry and butler's pantry with a downstairs WC.

Grounds

- Land: 3 acres of beautifully maintained grounds with mature trees, landscaped gardens and vegetable and orchard space.
- Parking: Drive in and out arched gravel driveway with parking for ample amount of vehicles.
- Double Garage: With power and lighting.
- Rear Courtyard: Large concrete courtyard with several dry storage outbuilding sheds.
- Privacy: The extensive grounds offer unparalleled privacy and tranquillity.

Outbuildings

- Multiple outbuildings provide flexible options for workshops, storage or hobby areas.

Flats

- Ground Floor Flat: A cosy 2 bedroom flat with a comfortable living area, kitchen / diner and modern walk-in shower room.
- First Floor Flat: A charming 1 bedroom flat featuring a living space, galley style kitchen, 3-piece bathroom and a double bedroom.
- Both flats offer space for guests, additional family members or an opportunity to generate further income.

Potential

While the property does require updating in areas, it does present a fantastic opportunity to create your dream home. With its impressive size, historic charm and versatile outbuildings, this manor house is perfect for those looking to invest in a property with both character and potential.

Council Tax Band

Main House – E – North Devon Council / Flat 2 Ground Floor – A – North Devon Council / Flat 1 First Floor – A – North Devon Council

Agents Note

Heating – partial heating provided by Rayburn and economy 7 system.
Septic Tank system for waste.
Ground Floor Flat heating – provided by electric boiler.
No current photos for the First Floor 1 Bedroom Flat.



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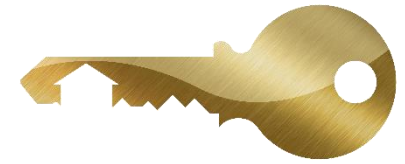
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Area Information

The nearby popular and historic village of Chittlehampton has a thriving and very active local community with a post office / village stores, cricket club and an award winning traditional public house, The Bell Inn.

The market town of South Molton provides an excellent range of everyday services and amenities including shops, primary and secondary schools, restaurants and banks, together with a supermarket, two health centres, recreational facilities, a cottage hospital and a twice weekly community market. From South Molton the A361 North Devon link road provides quick and easy access to the regional centre of Barnstaple as well as Tiverton and the M5 motorway (Junction 27). There is a rail station on the Barnstaple to Exeter (Tarka line) at Umberleigh. Mainline intercity rail links are available at Tiverton Parkway (London Paddington approx. 2 hours) with international airports at Exeter and Bristol.

The land is surrounded by picturesque Devon countryside providing a wealth of recreational activities including walking, horse riding, hunting, shooting, cycling, fishing on the rivers Torridge, Taw and Mole and golf courses at Northam, Barnstaple, High Bickington and High Bullen. To the north east and south the National Parks of Exmoor and Dartmoor offer beautiful moorland scenery with many foot and bridle paths and the stunning North Devon coastline, with popular sandy beaches of Instow, Saunton Sands, Croyde Bay, Putsborough and Woolacombe.

Directions

Directions to this property can be easily found by using What3words: toddler.restored.annual

From Barnstaple Town follow directions towards Bishops Tawton. Pass through the village of Bishops Tawton and take the left hand turning proceeding up Codden Hill. Follow this lane for approximately 2.5 miles taking the sharp right hand bend. Continue through the hamlet of Cobbaton and down the hill through the 's' bend and take the next left hand turning signposted Stowford.

An alternative route can be found via the A377 to Umberleigh. Follow signs to Umberleigh Train Station. Continue past the train station and up the hill towards the village of Chittlehampton on the B3227. Coming to the crossroads in the village, turn left and proceed out of the village for approximately 1 mile and take the right hand turning signposted Stowford. Continue along this road for approx. 0.5 miles taking the next left hand turning. Continue for a further 0.5 miles to where the property will be located on your left hand side with gravelled driveway parking found outside the property.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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