



Chantry House

Atherington, Umberleigh, Devon EX37 9HN

Price Guide £399,950

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An individual 4 bed (2 en-suite) detached house situated off a small country lane overlooking farmland to the front and rear, on the edge of the village. The house was built as one of a pair approx 10 years ago to a high standard, and features a good sized level garden, a double garage and parking for several vehicles with space for a boat or motor home etc. The modern open plan ground floor comprises: entrance area, cloakroom, utility room, large open plan family room and kitchen with range cooker, 30ft living room with dining area and central wood burner. On the 1st floor- 4 beds (2 en-suite) and a bathroom. Hardwood DG windows and doors, oil CH.

The house is off a small lane close to the village centre, which has a shop/post office, church and village hall. There is a children's recreational field and a garage & Spar shop close by at Fishleigh. Barnstaple is within 10 minutes by car, which is the areas main shopping and recreational area. There are golf courses at nearby High Bickington, Torrington, Landkey and Chittlehamholt. The A361 North Devon link road at Barnstaple provides quick access to the motorway network at Tiverton.



Entrance Porch

With half-glazed door to:

Entrance Hall

With porcelain tiled floor.

Cloakroom

With a modern white suite of low level flush WC, pedestal wash hand basin with mixer tap. Porcelain tiled floor.

Family Area

6.10m x 3.20m (20' 0" x 10' 6").

A bright open plan area with return stairs rising to the 1st floor, understairs storage cupboard, 4 wall light points, double casement doors opening to the rear garden.

Kitchen

4.17m x 2.96m (13' 8" x 9' 9")

Fitted with an extensive range of cream fronted units with chrome handles & granite effect work surfaces over, wall & base storage cupboards, corner carousels, pull out larder cupboard and stainless steel 1 1/2 bowl sink unit with mixer tap. Range of integrated appliances which includes fridge, freezer, dishwasher, oven, combination microwave, stainless steel 5 burner range cooker with two ovens and extractor canopy over. TV point. Inset ceiling down lighters. Porcelain tiled floor.

Utility Room

3.51m x 2.24m (11' 6" x 7' 4")

Fitted with a range of units to match the kitchen including two floor-to-ceiling storage/larder cupboards, space & plumbing for tall fridge/freezer, washing machine & tumble dryer. Stainless steel sink unit. Stable door opening to outside. Porcelain floor tiles.

Lounge/Dining Area

9.14m (into bay) x 3.96m (max) (30' x 13')

A large & bright double aspect room with countryside views to front & rear. This room has a fireplace recess with slate hearth & fitted modern wood burning stove, 3 wall light points, TV point & double casement doors opening to the rear garden.

First Floor Landing

3.75m x 2.96m (12' 4" x 9' 9").

With hatch and retractable ladder to the insulated loft space with electric light.

Bedroom 1

4.24m x 3.30m (13' 11" x 10' 10")

With feature V-shaped bay window to the front with countryside views, TV point, built-in double wardrobe cupboard with hanging rails & electric light. Door opening to:

En-Suite Shower Room

2.03m x 1.92m (6' 8" x 6' 4")

With a modern white suite comprising large corner shower cubicle with sliding curved screen, low flush WC & pedestal wash hand basin. Shaver point & light. Ceiling down lighters. Ceramic tiled floor. Stainless steel heated towel ladder.

Bedroom 2

3.97m x 3.08m (13' 0" x 10' 1")

With TV point, built-in double wardrobe cupboard, one side with hanging rail, the other side as an airing cupboard with Oso high pressure water tank & shelving. Views to the rear over the garden & far reaching countryside views beyond. Door to:

En-Suite Bathroom

2.15m x 1.68m (7' 1" x 5' 6").

With a modern white suite comprising panelled bath with centre mixer tap & independent shower over, low level flush WC and pedestal wash hand basin. Shaver point & light. Ceramic tiled floor. Stainless steel towel ladder. Inset ceiling spots.

Bedroom 3

4.17m x 2.87m (13' 8" x 9' 5").

With TV point, views to rear over garden & countryside beyond.

Bedroom 4

2.88m x 2.01m (9' 5" x 6' 7").

With TV point, views over the rear garden & countryside beyond.

Family Bathroom

2.96m x 1.61m (9' 9" x 5' 3").

With a modern white suite comprising pedestal wash hand basin, low level flush WC, panelled bath with central mixer tap & hand shower attachment and shower screen, heated towel ladder, shaver point & light, inset ceiling down lighters, ceramic tiled floor.



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Attached Double Garage

5.18m x 4.87m (17' x 16').

With automatic up & over door, light & power, personal rear door, water tap, oil-fired boiler serving the c/heating & hot water, roof rafter storage space.

Outside

The front of the house is approached over a brick pavier driveway that continues along the side of the garage to the side of the house to provide additional parking for numerous vehicles. There is an area of lawn with a small Devon bank. Double side gates wide enough to provide further secure parking or space for trailers etc, leading to the rear garden. The rear comprises a wide terrace behind the house with space for a hot tub & garden shed. The remaining garden is laid to grass with small sunken pond & further sun terrace to the far end. The whole garden is enclosed & enjoys an open outlook to the rear over open countryside. Modern oil storage tank & water tap.

Directions

From Barnstaple proceed on A377 towards Exeter. Shortly after passing Fishleigh Rock Farm Shop on right take the 2nd fork right. Proceed up lane for approx. 1/2 mile, as road dips Chantry House is the 2nd of 2 newly built houses on the left.

Services: Mains electric, water, private drainage.

Energy Performance Certificate: C

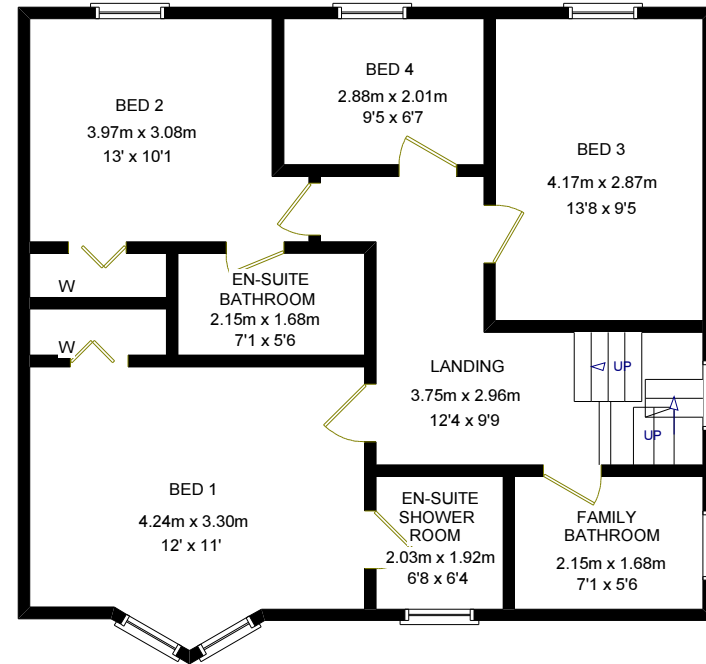
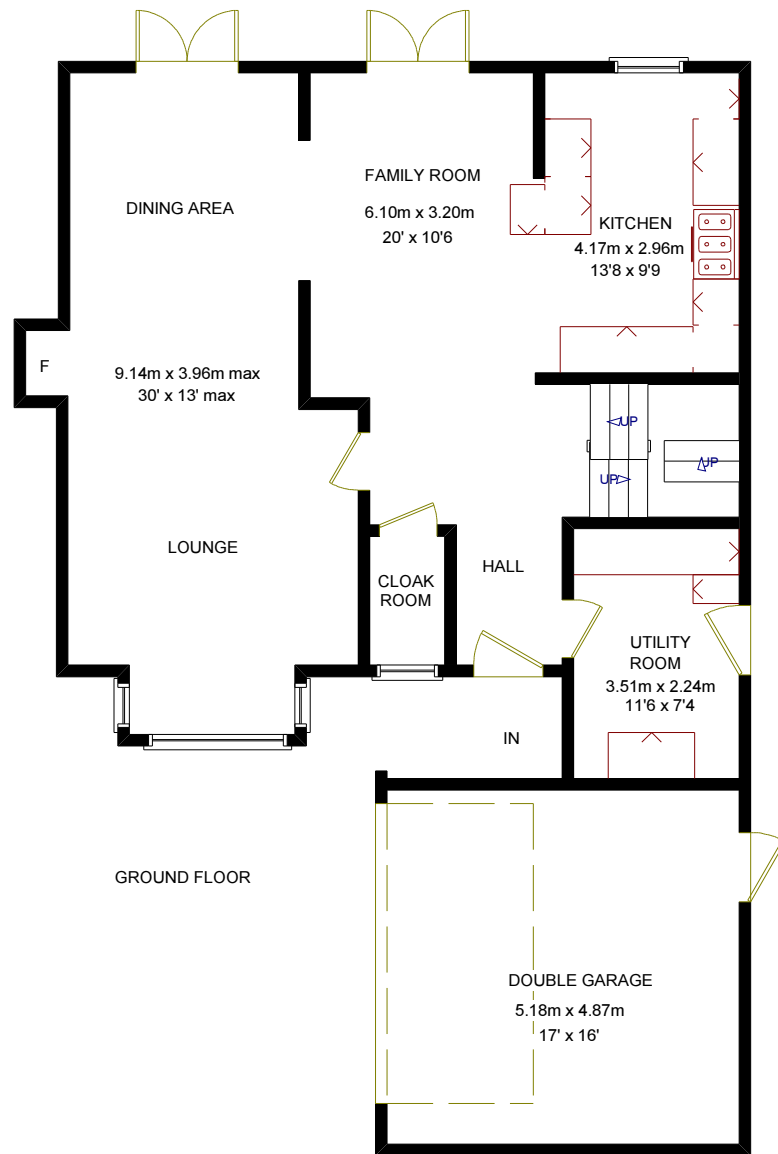
Council Tax Banding: E



These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.



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1ST FLOOR

CHANTRY HOUSE,
ATHERINGTON N.DEVON EX37
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(NOT TO SCALE)

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