



Moorview House







Moorview House

Chittlehamholt, Umberleigh, Devon, EX37 9PE

Chittlehamholt 0.5 miles South Molton 5 miles

A spacious country house in an exceptional setting with large mature gardens and grounds

- Exceptional house in a stunning setting
- Superb Garden Room
- Utility and Boot Rooms
- Double Garage and Workshop
- Council Tax Band F
- Sitting Room and Snug/Bed 5
- Kitchen/Breakfast Rooms
- 4 Double Bedrooms (2 En-Suite)
- Large Mature Gardens
- Freehold

Guide Price £825,000

Stags South Molton

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Situation

Moorview House is set in a superb, private position about half a mile from the sought after village of Chittlehamholt, which has a church, village hall, community shop and award winning public house, The Exeter Inn. Also situated on the other side of the village is the renowned Mole Resort with its extensive leisure facilities.

The local towns of South Molton and Chulmleigh lie about five and seven miles away respectively and offer a good range of further amenities including schooling to secondary level. The larger regional centre of Barnstaple is about 11 miles and the Cathedral City of Exeter is about 29 miles to the south east. Both the stunning North Devon coastline and Exmoor National Park are within easy reach by car.

Description

Moorview House is a fine country property which over recent years has been significantly extended and improved to what is a very appealing and well-presented home with a fine outlook over its own mature gardens and grounds.

Ground Floor

The front door leads into an enclosed PORCH and in turn leads into the HALL with stairs rising to the first floor, under stairs cupboard and door into SHOWER ROOM fitted with a modern suite. The SNUG is a peaceful, double aspect room with extensive book shelving along one wall and could be used as a fifth bedroom if required. The SITTING ROOM is also a double aspect room with bay window, fireplace with multi-fuel stove and glazed doors lead through to the GARDEN ROOM. This impressive addition to the house has a tiled floor and a lantern light above and has a beautiful view of the gardens. At the far end of the garden room is a STUDY/OFFICE. A wide opening from the garden room leads into the superb KITCHEN/BREAKFAST ROOM which is fitted with an excellent range of wall and base units with polished granite worktops. Redfyre range stove, ceramic 1½ bowl sink, space and plumbing for dishwasher and recess for fridge freezer. Matching island unit with oak worktop. Off the kitchen is a shelved LARDER and UTILITY/LAUNDRY ROOM with stainless steel sink unit with mixer tap, space and plumbing for washing machine and tumble dryer and fitted shelving. The BOOT ROOM has a range of fitted cupboards and door to outside.

First Floor

The LANDING has a large airing cupboard and doors off to FOUR BEDROOMS and BATHROOM. BEDROOM ONE is a large double room with a double aspect outlook over the gardens and an EN-SUITE BATHROOM fitted with a modern suite. BEDROOM TWO is a double room with an EN-SUITE BATHROOM fitted with a modern suite. BEDROOM THREE is a double aspect double room. BEDROOM FOUR is a double room with triple built in wardrobe cupboards. The BATHROOM is fitted with a modern suite.





Outside

The property is approached off a country lane via a splayed and gated entrance with a gravelled driveway continuing past the rear of the house to a large parking and turning area and to the DOUBLE GARAGE with attached WORKSHOP. There is an open, covered area to the other side with two former DOG KENNELS and a UTILITY ROOM which are currently being used for storage.

The highly attractive mature gardens are a particular feature of the property. A raised, paved terrace is accessed off the garden room and steps lead down to the gardens which are mainly laid to lawn with a wide variety of mature shrubs, trees and well-stocked flower beds. There are two productive vegetable plots (one with fruit cage), greenhouse and poly tunnel and in a lower corner is a wildlife pond.

In total the property extends to about 0.86 ACRES.

Services and further information

Mains electricity and water, private drainage system (retro-fitted Mantair system).

Solar PV panel array.

Oil fired central heating, mainly via radiators but with under floor heating to the garden room and kitchen/breakfast room.

Mobile - Good outdoor signal from all major providers (Ofcom).

Broadband - Standard available (Ofcom). The current owners use Airband (up to 100 Mbps).

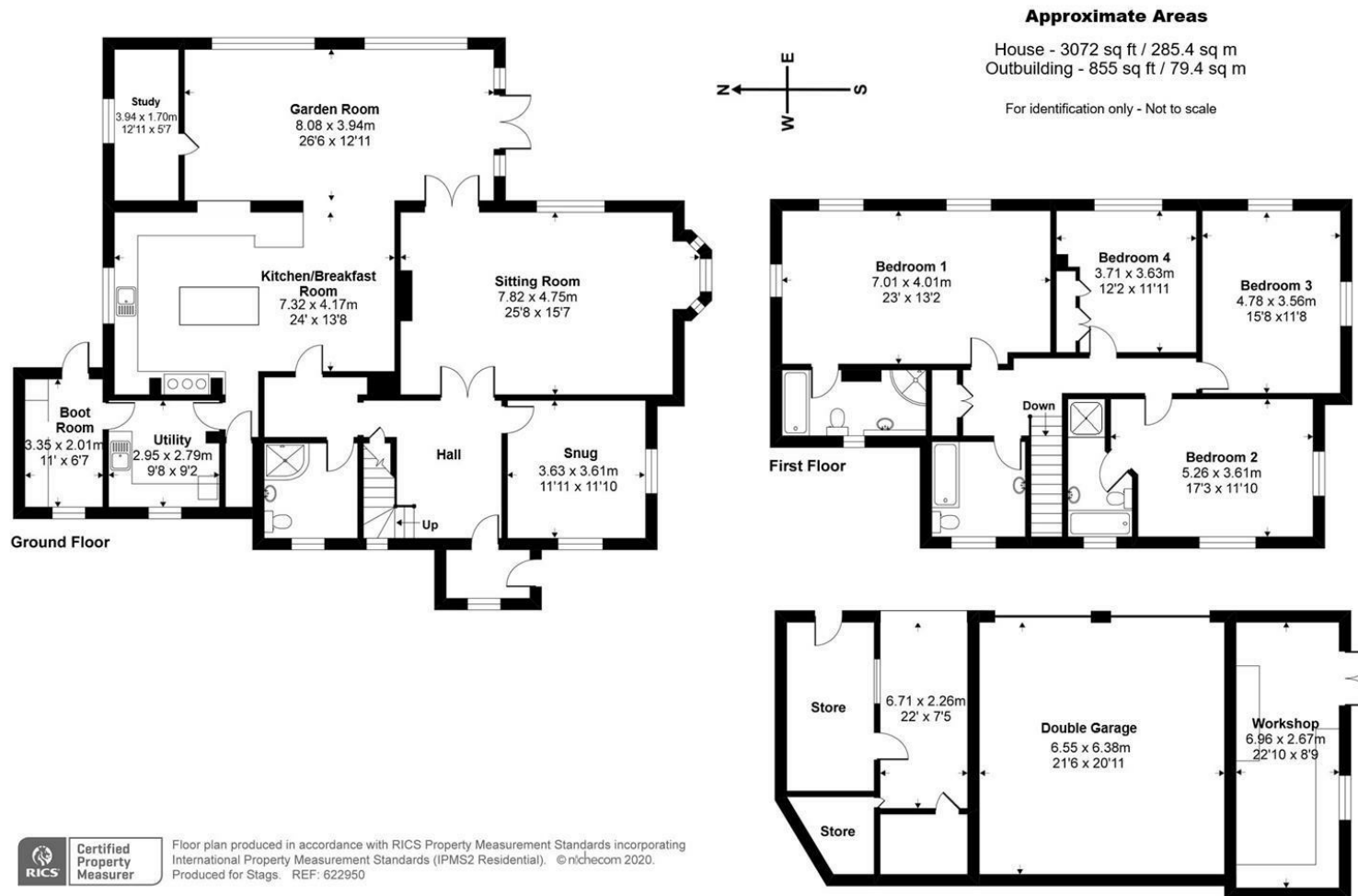
Viewing

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

Directions

From South Molton proceed south out of the town on the B3226 and stay on this road for approximately 4½ miles before taking the right turn signposted to Chittlehamholt. Proceed up the hill and on nearing the top the entrance to Moorview House will be found on the right.

What3words Ref: strut.lavished.ownership



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



