



## Middle Upcott

Stowford, Umberleigh, Devon, EX37 9RX

Offers in excess of £750,000

EPC: E | Council Tax: F | Tenure: Freehold | Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 3

FINE & COUNTRY

# KEY FEATURES

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- NO ONWARD CHAIN
- APPROXIMATELY 6 ACRES OF LAND
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- NUMEROUS OUTBUILDINGS, INCLUDING A BARN WHICH COULD BE CONVERTED INTO LIVING ACCOMMODATION (SUBJECT TO PP)
- CHARACTER FEATURES
- RAISED DECKED SEATING AREA WITH BAR OVERLOOKING THE SURROUNDING POND AND COUNTRYSIDE
- Paddock of approximately five acres
- SUITABLE FOR EQUESTRIAN USE
- A RARE OPPORTUNITY
- SET WITHIN CLOSE PROXIMITY OF THE POPULAR NORTH DEVON VILLAGE OF CHITTLEHAMPTON

Experience the epitome of country living on the outskirts of Chittlehampton! This sensational four bedroom barn conversion is a true gem, ideally situated on a sprawling estate of just over 6 acres (approx.). Prepare to be mesmerised by its equestrian stabling, offering a haven for horse lovers, and envision the endless possibilities of adding your very own annexe (subject to planning consents).

But that's not all - this wonderful home boasts a range of enviable features that will leave you in awe. Picture yourself entertaining friends in your very own private pub, while the tandem garage and car ports provide ample space for all your vehicles. Need a separate space for work or fitness? Look no further than the versatile outbuilding being offered with the property - ideal for a home gym or office.









# STEP INSIDE

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Immerse yourself in the breath-taking countryside views that surround the property, providing a sense of serenity and tranquillity. As you approach along the long sweeping drive, anticipation builds for the luxurious interior that awaits you.

Step inside to discover a well-appointed utility room, ensuring practicality and convenience in your day-to-day activities. With two bathrooms, there's no need to worry about morning rush hours, and the dining room provides the perfect setting for unforgettable meals with loved ones. The kitchen is a culinary dream, ready to bring your gastronomic aspirations to life, while the lounge beckons with its attractive fireplace housing a log burning stove, promising cosy evenings and cherished memories.

Three of the bedrooms are found on the first floor all offering well-proportioned rooms. The fourth bedroom is a single room and would work equally as well as a home office/study.





# STEP OUTSIDE

## Middle Upcott

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It is the outside of this property where it really comes alive though!

As you approach the property, prepare to be greeted by the charming stabling facilities, perfect for equestrian enthusiasts and those with a love for wildlife. Whilst looking around the grounds, take a moment to admire the serene large pond, adding a touch of tranquillity to the picturesque surroundings.

Prepare to be enchanted by the delightful home pub, a unique feature that promises unforgettable gatherings with friends and family. Discover the separate outbuilding, a versatile space ready to be transformed into your personal sanctuary, whether it's a home gym, office, or hobby area.

The tandem garage/workshop provides ample room for your vehicles and allows for creative endeavours or storage needs. With plenty of parking space and convenient car ports, accommodating guests is a breeze.

Step into the well-tended gardens and immerse yourself in a world of natural beauty. From vibrant flowers to lush greenery, the gardens at Middle Upcott are a testament to the care and attention given to every corner of this exceptional property.

Discover the rich heritage and quaint charm of the nearby village of Chittlehampton. Experience the warm embrace of a close-knit community, where friendly neighbours and a sense of belonging are part of everyday life. Delight in the local amenities, from a well renowned pub to a local shop, adding a touch of convenience to your lifestyle.

For outdoor enthusiasts, the area surrounding Middle Upcott offers a wealth of recreational opportunities. Embark on adventurous hikes, cycle through scenic routes, or indulge in horse riding along enchanting bridleways. The possibilities for outdoor exploration are endless, ensuring you'll never tire of the captivating surroundings.

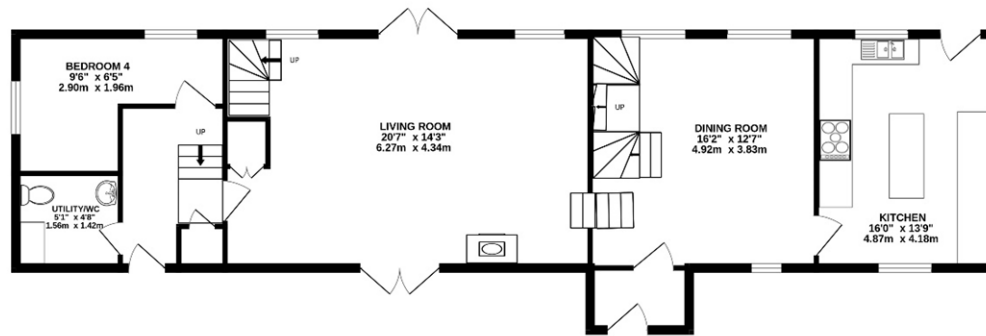
This could be the lifestyle property you have been searching for! Don't delay call now or book online to view!

N.B: The furniture can be included by separate negotiation.

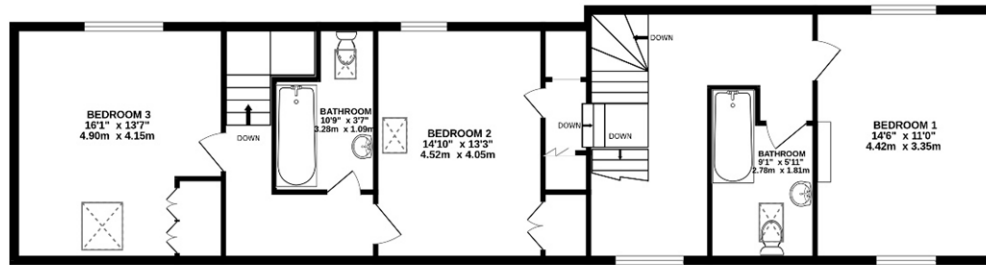
There is a shared private drainage system between three neighbouring properties. The private drainage system is located in the next door neighbours grounds and is serviced every year. The current vendor believes that it is compliant with modern regulations.



## GROUND FLOOR



## FIRST FLOOR



TOTAL FLOOR AREA : 2036sq.ft. (189.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Finn Pittwood

Local Director

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## Utilities and Services:

Mains electricity and water. Oil fired central heating.

There is a shared private drainage system between three neighbouring properties. The private drainage system is located in the next door neighbours grounds and is serviced every year. The current vendor believes that it is compliant with modern regulations.

*We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>*

## DIRECTIONS

From our office, leave the Square via Barnstaple street and take the first left into West Street (B3227) signed Umlerleigh. Stay on this road for approximately 5 miles and turn right at Home down Cross signed Chittlehampton. On entering the Village go straight across at Townsend Cross signed Cobbaton/Stowford. After about 1.5 miles turn right signed Stowford. Take the lane signposted Lower, Higher and Middle Upcott where Middle Upcott will be found at the end of the lane. What 3 Words - boxer.crumple.study



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2019 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>





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