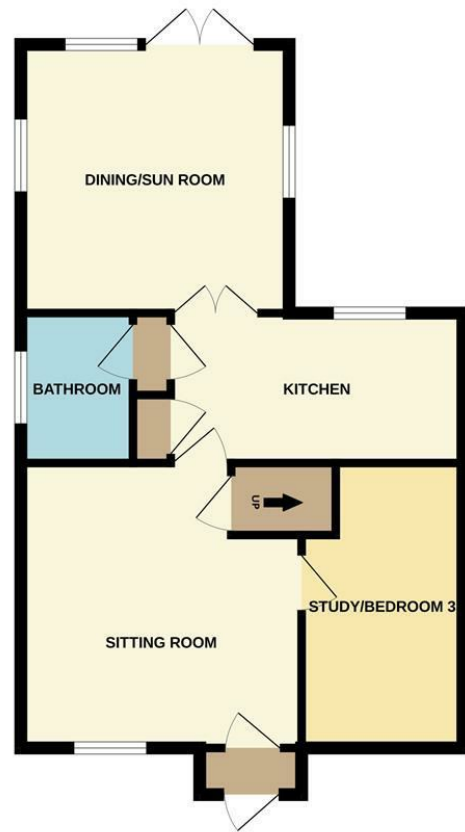


GROUND FLOOR



1ST FLOOR



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Directions

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Characterful 2/3 Bedroom Cottage
Ivy Cottage Chittlehamholt, Umerleigh, EX37 9NS

Asking Price

£325,000

- Delightful private cottage garden, perfect for al-fresco dining
- Thoughtfully modernised throughout, including solar panels, full insulation and a freshly re-pointed stone frontage
- Stunning vaulted extension with skylight and French doors opening onto the garden
- Sought after village location
- Cosy sitting room with exposed beams and inglenook fireplace housing a woodburning stove
- Within walking distance of well regarded public house



Room list:

Entrance Porch

Sitting Room

3.97 x 3.92 (13'0" x 12'10")

Study/Bed 3

3.86 x 2.26 (12'7" x 7'4")

Kitchen

4.46 x 2.06 (14'7" x 6'9")

Bathroom

2.13 x 1.66 (6'11" x 5'5")

Sun/Dining Room

3.72 x 3.74 (12'2" x 12'3")

Bedroom 1

3.93 x 3.05 (12'10" x 10'0")

En-Suite

Bedroom 2

4.12 max x 2.24 max (13'6" max x 7'4" max)

Overview

As you step through the pretty porch, completely rebuilt in 2024 with cavity walls for year-round comfort, you are welcomed into a charming sitting room that sits at the heart of the home. Exposed beams and a deep inglenook fireplace housing a handsome woodburning stove give this room a real sense of history. It's an inviting spot for crackling winter evenings, slow Sunday afternoons with a book, or a glass of wine after a long walk on the moors. A door leads through to the study/bedroom 3 adjacent with window to the front aspect.

The well-appointed galley kitchen features smart shaker-style cabinetry, solid wood worktops and an electric range cooker, with a window above the sink filling the room with natural light.

Beyond the kitchen lies the real showstopper, a stunning vaulted extension that genuinely transforms the cottage. With its soaring pitched ceiling, generous skylight and beautiful timber-framed French doors opening straight onto the garden, this is a wonderfully versatile space, flooded with light and instantly uplifting. Currently used as a library and writing room, it would work equally well as a dining room or garden room. A ground floor bathroom completes the downstairs accommodation.

Upstairs, two charming bedrooms each enjoy whitewashed walls, exposed beams and pretty cottage windows. The principal bedroom benefits from a well-appointed en-suite shower room. Improvements by the current owner include six solar panels (2022), new fuse board (2024), full insulation, German Aeroflow electric heaters, lined chimney, re-pointed stonework and freshly painted render (2026).

Outside

To the rear lies a delightful cottage garden, a real labour of love. Predominantly laid to lawn and bordered by mature shrubs, climbing roses and abundant planting, it is a wonderfully private space brimming with colour through the seasons. A gravelled area immediately outside the vaulted extension is perfect for al-fresco dining on warm summer evenings, opening up the French doors to bring the outside in. Fencing was renewed to the back and side of the property in 2024 and there is scope to easily create off road parking to the side of the cottage if needed.

Chittlehamholt is one of those rare villages where community really does mean something. At the centre of village life is the award winning Exeter Inn, serving home-cooked food alongside quiz nights, live music and an annual beer festival. The volunteer-run village shop stocks local produce, and the Village Hall hosts a wonderfully varied calendar of events including the annual summer dog show. Weekly clubs include Tai Chi, gardening and short-mat bowls.

Just a short drive away, The Mole Resort offers superb hotel dining alongside fitness and wellness facilities. The Tarka Line at nearby King's Nympton or Umberleigh stations provides easy access to both Exeter and Barnstaple, ideal for commuting or a day out without the car. The cottage's central position also offers easy access to both Exmoor and Dartmoor National Parks, as well as the North Devon and North Cornish coastlines. South Molton offers a highly regarded weekly market and independent shops, alongside doctors' surgeries and secondary schooling. Primary options at King's Nympton, Umberleigh or South Molton, with the well-regarded West Buckland School nearby for pre-prep, prep and public school education.



Services

Mains water, electric and drainage

Council Tax band

B

EPC Rating

E

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

