



**STAGS**

Hope Cottage, Chittlehamholt, UMBERLEIGH,  
Devon, EX37 9PA

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A delightful character cottage for modernisation

South Molton 6 miles Barnstaple 13 miles Exeter 28 miles

• Porch • Living Room • Kitchen • Bathroom • Two Bedrooms • Off Road Parking • Good Sized Enclosed Gardens •

Guide price £165,000

01769 572263 | [south-molton@stags.co.uk](mailto:south-molton@stags.co.uk)

## SITUATION

Hope Cottage is set in the very sought after village of Chittlehamholt, which has a church, village hall and community shop. As well as the renowned Highbullen Hotel & Country Club with its 18 hole golf course and very impressive state of the art leisure facilities. The local towns of South Molton and Chulmleigh lie about 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 13 miles and the Cathedral City of Exeter is about 28 miles to the south east.

## DESCRIPTION

Hope Cottage is an attractive Grade II listed character cottage which is in need of modernisation throughout. Period features include exposed ceiling beams and a large stone fireplace in the living room. There is off street parking for one car and a large enclosed garden.

## ACCOMMODATION

An OPEN PORCH with front door into the LIVING ROOM with a large stone fireplace with wood burning stove, exposed ceiling beams and window seat. Open tread stairs lead to the first floor. The KITCHEN has dated units with stainless steel sink unit, electric cooker point and space and plumbing for washing machine. Off the kitchen

is the BATHROOM with panelled bath with shower over, WC and pedestal wash basin.

On the first floor is a spacious LANDING leading to TWO BEDROOMS with the second bedroom having a small EN-SUITE SHOWER with WC and wash basin.

## OUTSIDE

A short drive to the side leads to a shared, gravelled yard with parking for one car. The LARGE MATURE GARDEN is accessed along a short path from the yard and is mainly laid to lawn with some mature trees and a garden shed.

## AGENT'S NOTE

The adjoining Combrew Cottage is also available by separate negotiation.

## SERVICES

Mains water, electricity and drainage.

## VIEWING

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

## DIRECTIONS

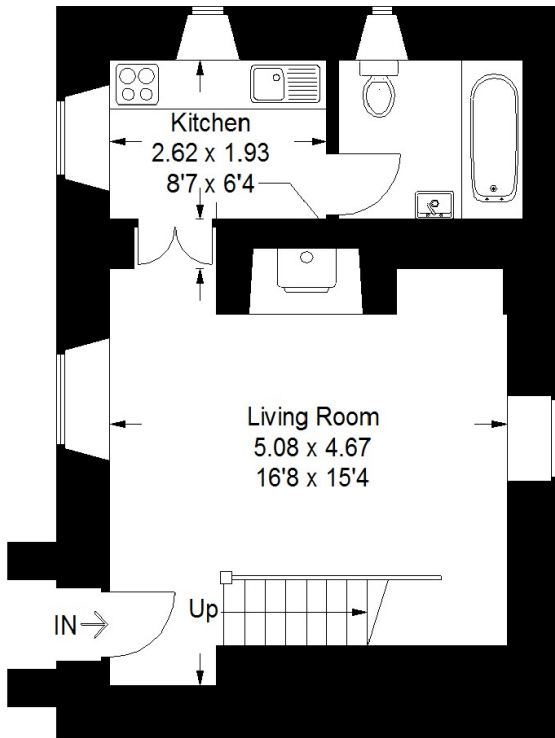
From South Molton proceed south out of the town on the B3226 and stay on this road for approximately 4½ miles before taking the right turn signposted to Chittlehamholt. Proceed up the hill and at the 'T' junction, turn left. Drive



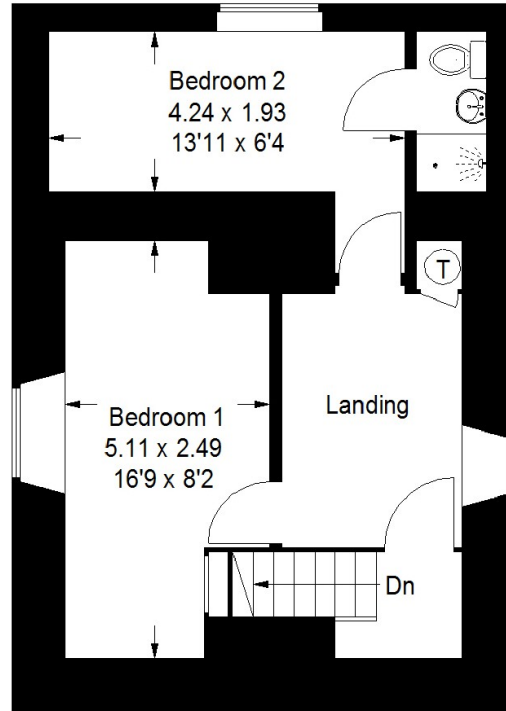
into the heart of the village and take the right turn signposted to Portsmouth Arms. The cottage will soon be found on the left.



Approximate Gross Internal Area  
73.8 sq m / 794 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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@StagsProperty

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			97
85-100	A		
69-84	B		
55-68	C		
49-54	D		
39-48	E		
21-38	F	38	
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	