



September Cottage







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Chittlehamholt, Umberleigh, , EX37 9NS

South Molton 6 miles Barnstaple 12 miles Exeter 28 miles

Set in a popular village, an attractive period house with much character standing in a mature plot of about a third of an acre.

- Attractive detached period house in a popular village
- Three reception rooms plus garden room
- Kitchen/breakfast room and large family bathroom
- Beautifully established gardens and grounds of about a third of an acre
- Council Tax Band G
- Four well-proportioned double bedrooms
- Character features including inglenook fireplaces and exposed beams
- Large detached garage/workshop and parking
- Scope to update and personalise to individual tastes
- Freehold

Guide Price £475,000

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Situation

September Cottage is situated in the popular village of Chittlehamholt. The village has an award winning pub, The Exeter Inn, a community shop and village hall. On the southern outskirts of the village is the The Mole Resort which provides an excellent range of leisure facilities. The local market town of South Molton lies about 6 miles away and offers a good range of further amenities including schooling to secondary level and a multi-award winning pannier market. 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

September Cottage is an attractive detached period home believed to date back several centuries, occupying a mature plot of about a third of an acre. The property has been a much-loved family home for many years and retains a wealth of original character, including inglenook fireplaces, exposed beams and other period features throughout. Whilst well maintained, the house would now benefit from some updating, offering purchasers an excellent opportunity to modernise and personalise the accommodation to suit their own tastes. Outside, the mature and well-stocked gardens provide a high degree of privacy, complemented by private parking and a large detached garage/workshop.

Accommodation

The accommodation is both spacious and versatile, extending to almost 2,500 square feet. An entrance porch opens directly into the characterful dining room, with its impressive inglenook fireplace. A wide opening leads through to the spacious sitting room which is another particularly attractive reception room, centred around a large inglenook fireplace with wood-burning stove, whilst a separate snug provides a cosy additional living space. To the rear, the garden room has an outlook over the rear gardens. The well-proportioned kitchen/breakfast room is fitted with a range of units and is complemented by a useful rear porch/boot room. A ground floor bathroom completes the ground floor.

On the first floor are four well-proportioned double bedrooms, together with a large family bathroom.





Outside

To the right-hand side of the house, a private driveway provides off-road parking and leads to a large detached garage/workshop, offering excellent storage, workshop space or potential for a variety of uses.

Adjoining the rear of the house is a sheltered, paved patio, providing an ideal space for outdoor dining and entertaining. The mature gardens are a particular feature of the property, being predominantly laid to lawn with well-stocked flower and shrub borders, together with a variety of mature trees creating a private and established setting. In all, the property occupies a mature plot of about a third of an acre.

Services and further information

Mains electricity, water and drainage. Oil-fired central heating.
Mobile - Good outdoor service from all major suppliers (Ofcom).
Broadband - Standard and superfast available (Ofcom).

It is understood that the neighbouring property has a pedestrian right of way over the driveway.

Viewing

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

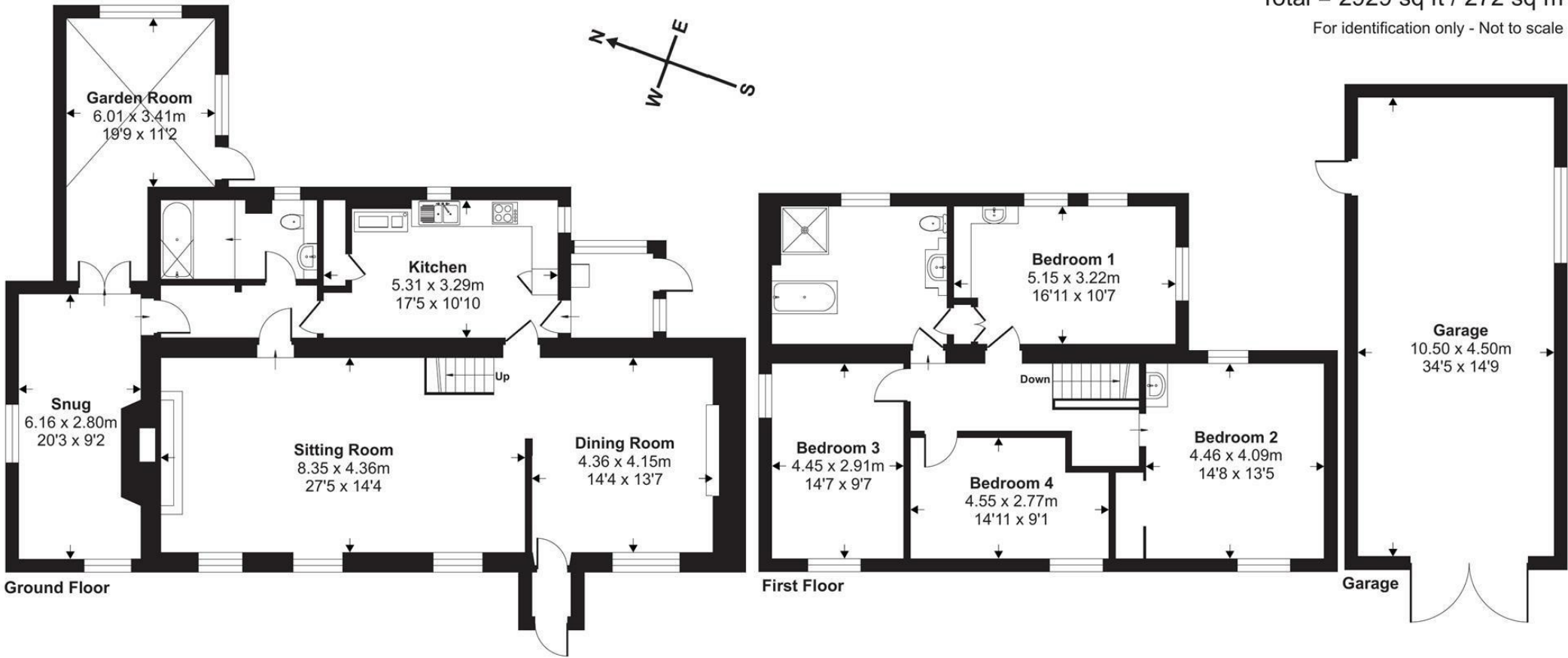
Directions

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 Chittlehamholt and the property will be found on the left soon after the Exeter Inn.

What3words Ref: absorbs.roadblock.lifeguard

Approximate Area = 2420 sq ft / 224.8 sq m
Garage = 509 sq ft / 47.2 sq m
Total = 2929 sq ft / 272 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1495867



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



