



Little Eastacombe,











# Little Eastacombe,

Atherington, Umberleigh, Devon, EX37 9HP

Torrington 7 miles. Barnstaple 8 miles. South Molton 10 miles

A detached country home set in 0.84 of an acre. with an option to acquire additional holiday accommodation

- Detached Period House
- 4 Reception Rooms
- West Facing Garden 0.84 of an acre
- Available with Annexe for £795,000
- Council Tax Band G
- 4/5 Bedrooms
- 3 Bathrooms
- Planning consent for garage
- No Onward Chain
- Freehold

Guide Price £599,950

## Stags Barnstaple

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## SITUATION AND AMENITIES

Located on the outskirts of Atherington, a typical rural North Devon village with old Saxon Church and within 5 minutes drive of the A377 and Umberleigh station, which has a regular train service between Barnstaple and Exeter and ideal for those looking for a country lifestyle without being too rural or isolated. Atherington is an ideal choice, only 15 minutes from neighbouring towns, this semi rural village is an easy commute for those still needing access to schooling and work place. Set within the attractive Taw Valley area, Atherington offers local amenities including; community hall (used for groups of all ages), pop up post office/café/small shop, playing field, tennis courts, children's park, church and hairdressers. Further local amenities are just over a mile away on the A377, including a convenience store/service station and the neighbouring village of High Bickington which offers; village shop, primary school, pub, church, community hall, post office, doctors surgery, bus service, playing fields, football, cricket and badminton clubs etc and a golf club at Libbaton nearby. High Bullen Hotel & Golf Club is also within 15 minutes drive and has facilities including swimming pools, gym, spa, etc.

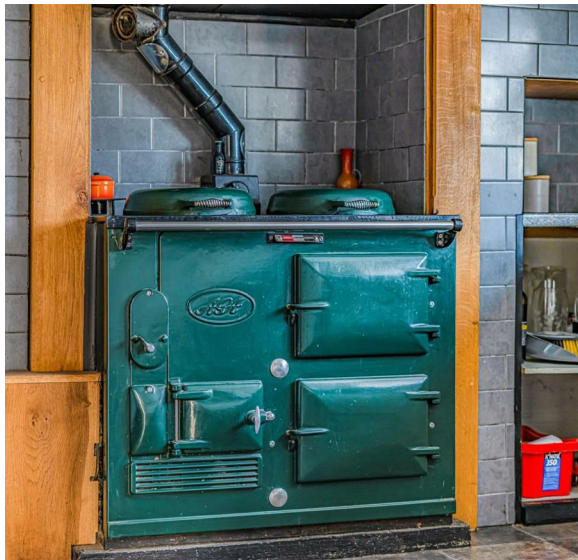
The Regional centre of Barnstaple is approximate 20 minutes drive and offers the area's main business, commercial, leisure and shopping venues, as well as North Devon District hospital. At Barnstaple there is access to the North Devon Link Road A361, which leads on in a further 45 minutes or so, to Junction 27 of the M5 Motorway and Tiverton Parkway station, offering a fast service of trains to London Paddington in just over 2 hours. The market towns of Bideford, South Molton and Torrington are all easily accessible. The North Devon coast with its excellent sandy beaches at Saunton, Croyde, Putsborough and Woolacombe and delightful cliff walks as well as Exmoor National Park are all within about 40 minutes by car.

## DESCRIPTION

A spacious country property measuring approximately 247 SQM / 2658 SQFT with flexible accommodation over two storeys and scope to create either a two storey or single storey annexe. The layout on the ground floor briefly consists; Spacious 32'7 Garden Room, Hallway, Kitchen, Utility Room, Snug, Study, Dining Room, 27'9 Sitting Room, Ground Floor Double Bedroom, Cloakroom WC (formerly a shower room). On the first floor there are 3 Double Bedrooms with En-suites and a Single Bedroom. The grounds extend to around 0.84 of an acre and are mainly to the front of the property enjoying a westerly aspect. The layout of the accommodation is more clearly identified upon the accompanying floorplans but comprises:







## GROUND FLOOR

The front door leads into a large CONSERVATORY (32'7ft / 9.7 m) with fine views over the garden and beyond. Glazed doors lead into the HALL with stairs to the first floor and exposed beams. STUDY/OFFICE with a built-in shelved double cupboard. The SNUG is a double aspect room with ceiling beams, large stone fireplace with stone hearth, bread oven and wood-burning stove. The KITCHEN has an oil-fired Aga and is fitted with a range of high gloss units with worktop over with sink, electric double oven with LPG gas hob, integrated fridge, built-in shelved double cupboard and walk in larder. The UTILITY has similar modern units to the kitchen, space and plumbing for white goods, sink unit, oil-fired boiler, door to outside. The DINING ROOM has ceiling beams and a walk-in wine store. The spacious SITTING ROOM is a double aspect room with an oak floor, large fireplace with beam over and wood burning stove. There was formally a staircase in the room and has scope to reinstate and sub divide the property subject to consent. Off the sitting room is double BEDROOM with an Jack and Jill EN-SUITE WC (formally with shower). Double doors lead out to the gardens and could be a private access if an annexe was created.

## FIRST FLOOR

LANDING with loft access via hatch, airing cupboard, linen cupboard, walk-in wardrobe. There are FOUR BEDROOMS. BEDROOMS 1 and 2 are both double rooms with their own EN-SUITE SHOWER ROOMS, BEDROOM 3 is a further double bedroom with a 'Jack & Jill' EN-SUITE SHOWER ROOM, the FOURTH BEDROOM is a single room.

## OUTSIDE

Approached via a gated driveway with ample parking. Planning permission was granted on 21/06/2024 by North Devon Council for a detached garage, under planning reference: 78566.

The property enjoys large FRONT GARDEN, mainly laid to lawn interspersed with a number of well-stocked, raised stone flower beds and stocked ornamental pond. SUN TERRACES and space for BBQ and hot tub. Power, light and water connections. WOOD STORES, LAUNDRY and GARDENER'S WC

## SERVICES

Mains electricity and water, private drainage systems. Oil fired central heating. According to Ofcom Ultrafast Broadband is available in the area.

## DIRECTIONS

Leave Barnstaple on the A377 and proceed through Bishops Tawton towards Exeter, stay on this road for approximately 5 miles, upon reaching Umberleigh take the right hand turning sign posted 'Atherington/Great Torrington (B3277)'. Proceed through Atherington village for approximately half a mile, passing the small development of stone barn conversions on the left and passing the right hand turning, take the next right at the next property, the access driveway to Little Eastacombe is between the two properties on the road with a 'For Sale' board on the gates. (NB. If you have gone down the hill you have gone to far).

WHAT3WORDS///conceals.fictional.detonated

Approximate Gross Internal Area = 291.5 sq m / 3138 sq ft

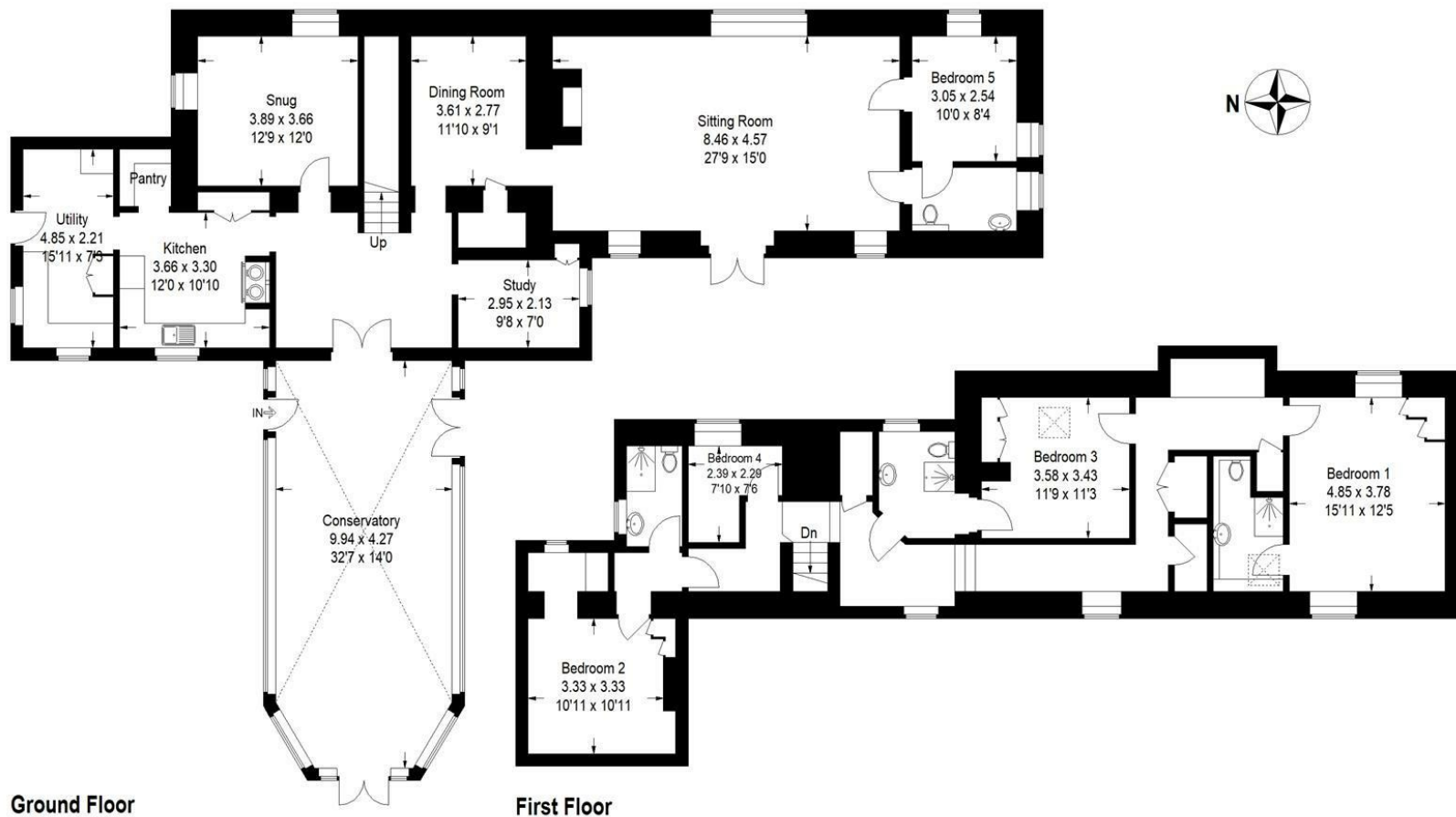


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1101050)



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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>34</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







