

Ardlui

Ardlui

Chittlehampton, Umberleigh, Devon, EX37 9QW

South Molton 5 miles Barnstaple 8 miles

A fascinating Grade II listed cottage with origins believed to date from the mid-16th century, offering an exciting opportunity to create a distinctive village home

- Historic listed house
- Requiring complete renovation
- Walled rear garden
- Freehold
- Highly popular village location
- Consents for interior re-modelling/extension and annexe
- Council Tax Band C

Offers In Excess Of £160,000

Situation

This fascinating Grade II listed property is set on the eastern side of the historic village Square of Chittlehampton. The village is one of the most sought after in the area and has a fine church, which dominates the Square and has the second tallest church tower in Devon. There is also a Post Office/general stores and very popular public house, The Bell Inn. The market town of South Molton is five miles to the east and is able to meet most everyday requirements with a health centre, bank, Post Office, good range of shops, a supermarket, garage, restaurant and pubs. A wider range of facilities and commercial venues are available in the regional centre of Barnstaple, about eight miles to the north-west. Both Exmoor National Park to the north east, Dartmoor National Park to the south and the renowned North Devon coastline are all within easy reach by car.







Description

Ardlui is a fascinating property believed to date from the mid 16th Century as an open hall house with subsequent alterations over the following centuries. There are many fine features typical of its age including smoke blackened thatch, winder staircase and an interesting gallery in the rear wing of the cottage.

The property forms a significant part of the village, both in its character and appearance in the context of the village Square and the history of Chittlehampton itself.

Planning Permission and Listed Building Consent

Both planning permission and listed building consent (Ref: 73180 and 73181) were granted on 18th October 2021 to undertake significant alterations, remodelling and improvements to the cottage.
Planning permission has also been granted for conversion of the garage and shippon into ancillary accommodation (Ref 66029) Full detailed plans and associated documents are available on the Local Authority's planning portal at planning.northdevon.gov.uk.

The plans for the GROUND FLOOR provide for a cross passage ENTRANCE HALL, LIVING ROOM with inglenook fireplace, open plan KITCHEN/DINING ROOM, LARDER, UTILITY ROOM, CLOAKROOM and a large DOUBLE BEDROOM with high vaulted ceiling and an EN-SUITE BATHROOM. Above this room is a mezzanine STUDY.

Planning permission has also been granted for conversion of the garage and shippon into ancillary accommodation (Ref 66029 18.12.2018

On the FIRST FLOOR in the main part of the cottage the plans provide for TWO FURTHER DOUBLE BEDROOMS, both with EN-SUITE BATH or SHOWER ROOMS.

Outside

To the front is a cobbled path and unrestricted parking in the village Square. To the rear is a good-sized, enclosed and mainly gravelled walled garden providing much privacy.

Services & Additional Information

All mains services currently connected.

Viewing

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

Directions

The property will be easily found on the eastern side of the Square in Chittlehampton.

What3words Ref: boxing.similar.sleepless

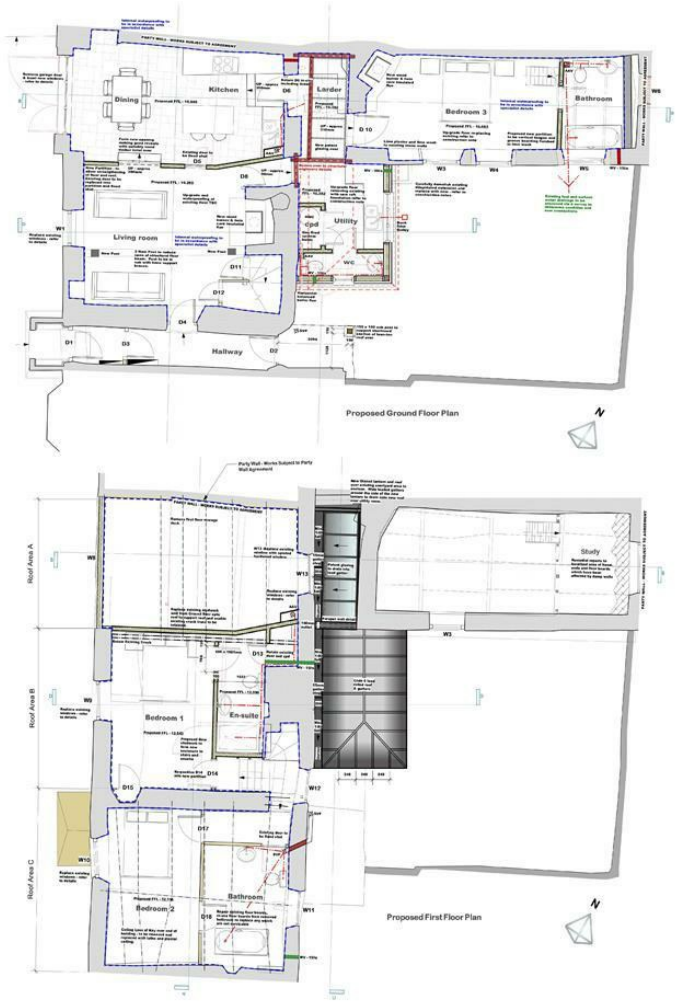




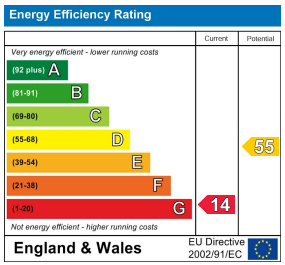


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





Proposed Floor Plans
For identification only, not to scale



29 The Square, South Molton,
EX36 3AQ

south-molton@stags.co.uk

01769 572263