



MICHAEL ADEY
PROPERTY





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ROSIE BANKS
UMBERLEIGH





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UMBERLEIGH - DEVON

EX37 9AF

ABOUT THE PROPERTY

Providing a chance to secure a superb detached four/five bedroomed chalet style residence enjoying one of the most impressive panoramic views within the picturesque Taw Valley. This attractive and well-presented smallholding extends to about **8.26 acres** enjoying a delightful rural setting in the popular North Devon village of Umberleigh. Rosie Banks offers a wonderful balance of peaceful countryside living with convenient access to local amenities and transport links, making it an ideal home for families, equestrian/agricultural appeal or those seeking a tranquil village lifestyle. The property is subject to an agricultural occupancy condition (AOC).

Rosie Banks is available as whole, or with less and without the large outbuilding, extending to about 4.7 acres.

The spacious and versatile accommodation is arranged over two floors, designed to make the most of natural light and the surrounding countryside outlook. The welcoming entrance leads through to well-proportioned reception rooms, offering comfortable living and entertaining space, complemented by a modern and newly refurbished kitchen-dining area suited to family life. There is a large utility/laundry room as well as a functional boot room. In addition to the sitting room, office and study/bedroom is a further well-proportioned double en-suite bedroom that provides a perfect guest room or to support multigenerational living.

On the first floor are three bedrooms partially below eaves. The large ensuite principal bedroom has ample storage and enjoys a pleasant outlook over the surrounding area, while the remaining two bedrooms are equally bright and could be amalgamated into one larger room. There is also family bathroom. Please refer to the enclosed Floorplan. Virtual Tour available.





THE GARDENS & LAND

Rosie Banks is approached via a wide private driveway with ample parking for up to several vehicles. A further gated spur from the entrance drive leads to the adjoining level area containing a former stable block that provides workshop/studio space and storage. There are two further gated entrances from the country lane, one leading to the large steel framed modern agricultural barn which could be used for livestock or provide the potential to be developed into further accommodation (subject to obtaining any necessary planning consents). The surrounding lawned gardens also provide an attractive decked outdoor space, perfect for relaxing or entertaining while enjoying the peaceful setting and dramatic far reaching views. There is a useful garden store shed. Wide pathways lead around the land providing access to the rolling pasture paddocks.

Rosie Banks represents a wonderful an unique opportunity to acquire a spacious detached home in a sought-after North Devon location, combining village charm with comfortable modern living.

In all, the property extends to about 8.26 Acres and is available with less land and without the large barn, if required.

THE AREA

Umberleigh has a thriving local community and includes a highly regarded primary school, popular public house, The Rising Sun, and the extremely useful railway station on the Tarka Line with a regular sprinter train service to Barnstaple and Exeter. There are further local facilities at Chittlehampton and High Bickington. The beautiful North Devon countryside and coastline are also within easy driving distance.

The market town of South Molton, located just to the south of Exmoor, offering an excellent range of everyday services including shops, schools, restaurants, together with a Sainsbury's supermarket, health centre, recreational facilities and cottage hospital. The town also enjoys a traditional country pannier market twice weekly.





South Molton - **7.6 miles**
Barnstaple - **8.3 miles**
Exmoor National Park - **12 miles**
Exeter - **33 miles**



Umberleigh Primary - **0.4 miles**
South Molton - **7.6 miles**
West Buckland - **8.5 miles**
Chulmleigh Academy - **10 miles**



Instow Beach - **15 miles**
Saunton Sands - **16 miles**
Westward Ho! - **17.5 miles**
Croyde Bay - **18 miles**
Woolacombe & Putsborough - **22 miles**



Umberleigh Station - **0.2 miles**
Barnstaple Station - **8.5 miles**



A361 North Devon Link Road - **6.6 miles**
Junction 27 (M5) - **32 miles**

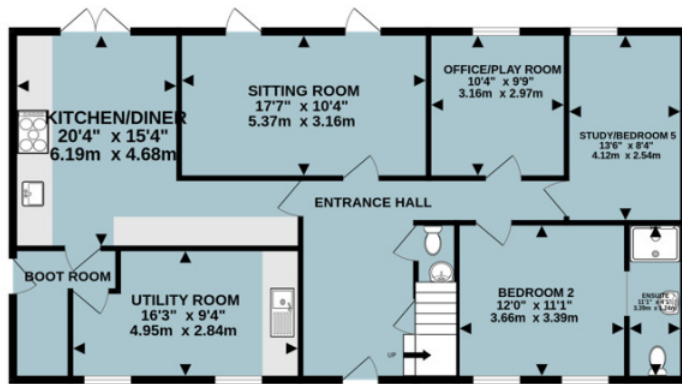


Exeter Airport - **38 miles**
Bristol Airport - **80 miles**





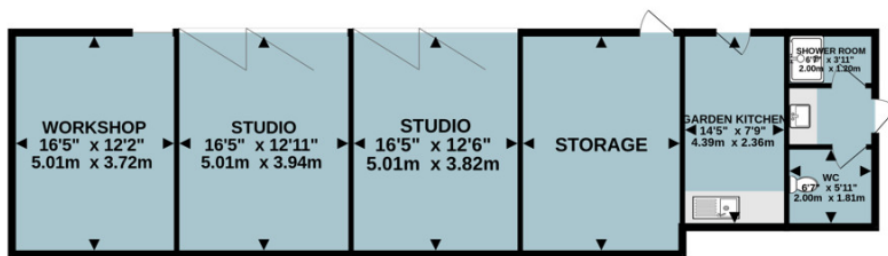
GROUND FLOOR
1168 sq.ft. (108.5 sq.m.) approx.



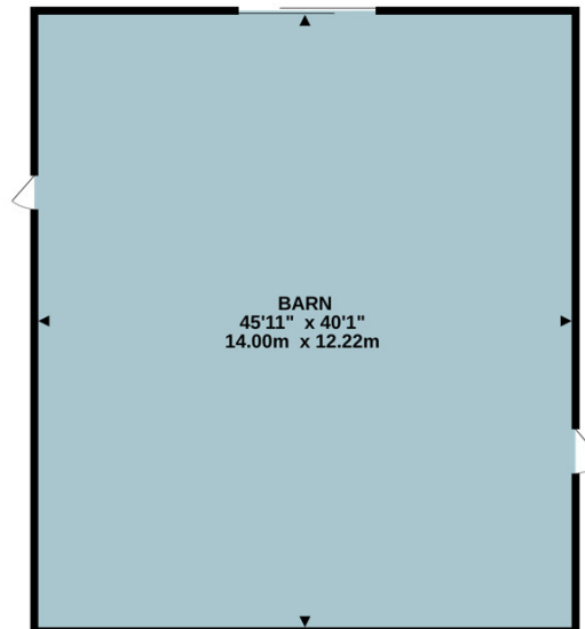
FIRST FLOOR
818 sq.ft. (76.0 sq.m.) approx.



STUDIO
1022 sq.ft. (94.9 sq.m.) approx.



BARN
1841 sq.ft. (171.1 sq.m.) approx.



TOTAL FLOOR AREA : 4850 sq.ft. (450.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES & OUTGOINGS

We understand that the property is connected to mains water and electricity. Modern external oil fired boiler providing the central heating system. Drainage is to a private treatment plant system.

North Devon Council – Band E (approx. £3,073 per annum)

EPC - C 70/77

Tenure - Freehold

Internet & Mobile - OFCOM

We understand that Umberleigh is in the process of being connected to fibre broadband. Anticipated within 2026.

PLEASE NOTE: The property is subject to an Agricultural Occupancy Condition (AOC). The dwelling hereby permitted shall be occupied only by persons employed or last employed locally in agriculture as defined by the section 221 Town & Country Planning Act 1962 and the dependants of such persons.

IMPORTANT NOTICE

These sale particulars have been prepared as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly. A purchaser must make sure they are satisfied with the property before agreeing to proceed.

A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase. We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.









DIRECTIONS

From South Molton, head west on the B3227 towards Umberleigh. Continue for just over 6 miles. As you start to decent to the village of Umberleigh, take the right turning signed How/Hawkridge beside the Old Tollgate. Follow the road along for a short distance and Rosie Banks is on the left hand side.

What 3 Words Location - [///carbonate.watches.campers](https://carbonate.watches.campers)

DIGITAL MEDIA LINKS

[VIRTUAL TOUR](#)

Property Reference #RS0620

VIEWING & CONTACT

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Rosie Banks, Umberleigh Devon EX37 9AF

Red Line = Title Boundary, extending in all to approx. 8.26 acres.
Blue Hatched Area = Barn and Adjoining Land extending to approx. 3.56 Acres.

