



MICHAEL ADEY
PROPERTY



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£375,000

GUIDE PRICE

THE OLD MALT HOUSE & BARN CHITTLEHAMPTON



THE OLD MALT HOUSE

CHITTLEHAMPTON - UMBERLEIGH

EX37 9QW

ABOUT THE PROPERTY

The Old Malt House & Barn provides a superb opportunity to acquire a beautiful cottage in the heart of this thriving and desirable hilltop village overlooking the picturesque and timeless square. The property provides surprisingly spacious three/four bedroomed accommodation together with a large two storey detached converted barn providing adaptable ancillary accommodation and may provide scope for alternative uses such as dual occupancy/income potential (subject to any necessary planning or listed building consents).

The main dwelling is Grade II Listed and has been the subject of a significant refurbishment programme over the years including a replacement thatch roof in 2018. The well proportioned rooms enjoy lots of natural light with a charming feel and a wealth of character on display.

We understand that the property is believed to date back to the 17th century with later extensions including a tiled roof addition to the rear. The Barn is also of stone and cob construction beneath terracotta pan tiled roof and we believe was converted circa 2000. The house and Barn have their own gas boilers and heating systems. Parking is readily available in the square to the front of the cottage.





Inside this character home on the ground floor, is an entrance porch, a spacious kitchen/dining room which opens into a breakfast area/snug with feature fireplace, utility room and cloakroom together with a large living room with stone fireplace containing a woodburning stove and attractive feature bay window. A timber conservatory on a block base adjoins the rear snug and leads to the attractive walled garden. A separate entrance from the front, leads to a extremely useful adjoining games/reception room and provides a rear access. The first floor of the house provides a spacious landing with two good sized bedrooms, a through dressing room which leads to the third master bedroom and family bathroom.

The garden is part brick paved with feature pond and high walls provide privacy and seclusion. There is a useful store building and the detached two storey ancillary living accommodation with tremendous potential providing a superb versatile space, formerly used as a library/study with entrance hall, cloakroom and a studio to the first floor.

For layout and approximate room measurements please see the enclosed **Floorplan** and **Virtual Tour**.

THE AREA

The Old Malt House is located in the heart of this historic village square dominated by an impressive 15th century parish church within the timeless conservation area of listed buildings. The village is a thriving local community including, a post office/ village shop & cafe, a cricket club and the award winning public house, The Bell Inn. There are further local facilities at High Bickington and Umberleigh, which has a railway station on the Tarka Line with a regular sprinter train service to Barnstaple and Exeter.

South Molton offers an excellent range of everyday services including shops, schools, restaurants, together with a Sainsburys supermarket, health centre, recreational facilities and cottage hospital. The town also enjoys a traditional country pannier market twice weekly.





Umberleigh - **3 miles**
South Molton - **5 miles**
Barnstaple - **9 miles**
Exmoor National Park - **9 miles**
Exeter - **33 miles**



Umberleigh Primary - **2.5 miles**
South Molton Schooling - **5 miles**
West Buckand - **5 miles**
Chulmleigh Academy - **11 miles**



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



Umberleigh Station - **2.5 miles**
Barnstaple Station - **9 miles**



A361 North Devon Link Road - **3 miles**
Junction 27 (M5) - **29 miles**



Exeter Airport - **40 miles**
Bristol Airport - **77 miles**









GROUND FLOOR
1349 sq.ft. (125.3 sq.m.) approx.



FIRST FLOOR
975 sq.ft. (90.6 sq.m.) approx.



TOTAL FLOOR AREA : 2324 sq.ft. (215.9 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 all mains services are connected to the property.

North Devon Council – C (Approx. £2,078 per annum for 2024/25)

EPC - D

Tenure - Freehold

Note: there is one room of flying freehold which interlocks with the adjoining thatched cottage on the left side.

Internet & Mobile - [OFCOM](#)



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.

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DIRECTIONS

At the village square, in Chittlehampton, The Old Malt House will be found on the eastern side of of the parking area.

- What 3 Words Location - [///graceful.replaying.hoping](http://graceful.replaying.hoping)

DIGITAL MEDIA LINKS - CLICK

[VIRTUAL TOUR](#)

Property Reference #RS0577

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