



Grimstane, Chittlehampton

Guide Price £385,000 Freehold

3 bedroom bungalow for sale

Description

ABOUT THE PROPERTY

A rare opportunity to acquire a peacefully located agriculturally tied three bedroomed detached bungalow, set within a large plot of private lawned gardens with adjoining garage, solar panels, oil fired central heating and double glazing. The property requires updating and renovation, providing tremendous potential and benefitting from part of the adjoining paddock included in the freehold sale, extending in all, to just over 1 acre.

The bungalow is ideally situated just 1 mile from the picturesque and popular village of Chittlehampton. Surrounded by unspoilt countryside Grimstane enjoys a secluded setting with a balance of rural living with easy access.

AGENTS NOTE - The agricultural occupancy planning condition stipulates that only those employed or last employed locally within agriculture can occupy the property or the dependants thereof. Please make contact with the agents before considering a viewing to discuss further.

For layout and approximate room measurements please see the enclosed floorplan.

THE AREA



Grimstane occupies an outstanding semi-rural yet accessible position on the edge of this small hamlet situated just 1 mile from the village of Chittlehampton. The village centres on a historic square dominated by an impressive 15th century parish church. The village is a thriving local community and includes a cricket club, superb village shop/post office and the award winning public house, The Bell Inn.

Umberleigh has a railway station on the Tarka Line with a regular sprinter train service to Barnstaple and Exeter together with a thriving primary school. South Molton provides a wide range of everyday facilities, services, shops and public houses together with primary and secondary schooling.

SERVICES & OUTGOINGS

We understand that the property is connected to mains water and electricity. Oil fired boiler providing the central heating. Private septic tank system. Solar PV Panels with a feed in tariff.

North Devon Council – Band D (approx. £2,515 per annum)

EPC - D

Tenure - Freehold with vacant possession.

Internet & Mobile - Fibre connected Visit OFCOM

DIRECTIONS

From South Molton head north and leave the town on the B3226 in the direction of the A361. Before reaching North Aller Roundabout turn left signed Filleigh/Swimbridge and continue on this road for 2.5 miles passing Castle Hill Estate and entering Filleigh Village. As you

leave the village at the blue phone box turn left signed Chittlehampton and continue on this lane for 1 mile and turn left at Barton Cross. After about 0.25 of a mile keep right at Lerwill Beech Tree Cross. Take the next right signed, Furze. Grimstane is the second entrance on the left hand side.

Alternatively, from Chittlehampton leave the village heading east in the direction of South Molton and keep left and the fork leaving the village. Take the next left turn signed Filleigh/Barnstaple and continue straight on this lane for just over half a mile turning left at Furze Cross, signed Furze and the entrance to Grimstane is the second on the left hand side.

DIGITAL MEDIA LINKS

VIRTUAL TOUR AVAILABLE

What 3 Words Location - [///lived.wisdom.waltzes](#)

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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Council Tax Band: D (North Devon Council)

Tenure: Freehold

Garden details: Private Garden

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Septic Tank

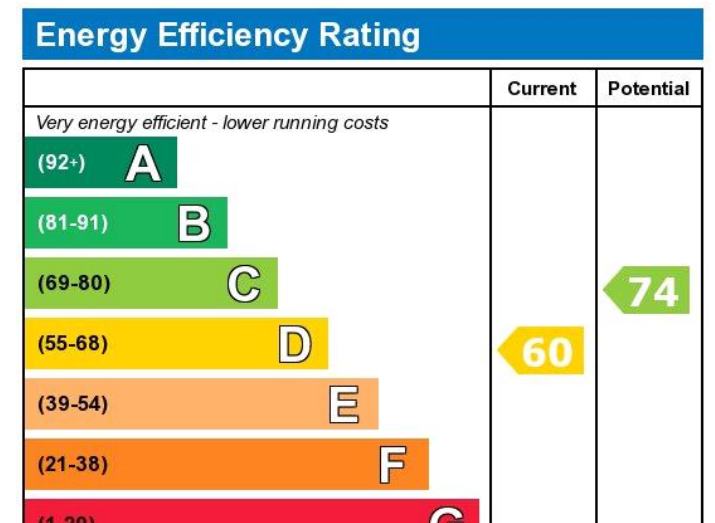
Tenure

Freehold

The floor plan shows a 3-bedroom house with a garage, living room, kitchen, and dining room. The layout includes a large garage on the left, three bedrooms, a bathroom, a utility room, a kitchen, a dining room, and a living room. The house also features a storage area, a closet, and a porch.

Room	Dimensions (ft x in)	Dimensions (m x m)
Garage	20'11" x 11'0"	6.39m x 3.34m
Bedroom 1	14'3" x 11'4"	4.34m x 3.45m
Bedroom 2	11'4" x 10'8"	3.45m x 3.26m
Bedroom 3	9'11" x 8'10"	3.01m x 2.69m
Bathroom	5'1" x 6'1"	1.45m x 1.85m
Storage	9'4" x 9'1"	2.85m x 1.54m
Utility Room	15'10" x 8'10"	4.84m x 2.70m
Kitchen	11'8" x 10'4"	3.55m x 3.16m
Dining Room	10'4" x 9'8"	3.16m x 2.95m
Living Room	19'11" x 14'8"	6.06m x 4.46m





Viewing by appointment only
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