



MICHAEL ADEY
PROPERTY



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OLD TOLLGATE
UMBERLEIGH



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UMBERLEIGH - DEVON

EX37 9AD

ABOUT THE PROPERTY

Old Tollgate is a superb semi-rural detached property package elevated on the rolling hills of Umberleigh with spectacular panoramic views across the Taw Valley. This versatile property is available as a whole with total of **2.94** Acres, or with less land of **0.67** of an Acre.

We believe Old Tollgate dates from the mid 19th century originally a historical tollgate house of the village comprising of solid stone elevations beneath a slate roof with later extensions of modern construction. The property has been in the current vendors ownership since 1982 and provides adaptable accommodation, appealing to those with equestrian, agricultural and amenity interests.

The property benefits from direct access to the B3227 linking Umberleigh to South Molton. Attractive established gardens adjoin the property with ample parking and contain a detached garage/workshop, superb garden room/cabin enjoying those stunning views, a range of stabling and adjoining pastureland. The main **2.27** acre paddock is opposite the entrance driveway adjoining the country lane with gated access.

The spacious accommodation comprises, on the ground floor; entrance hall, rear porch, kitchen and breakfast room, useful utility room with W/C, study, separate dining room containing a Jetmaster open fireplace and a good sized sitting room with multi-fuel stove and dual aspects with patio doors. The first floor provides four bedrooms, a well appointed family shower room and the master bedroom with en-suite bathroom.

For layout and approximate room measurements please see the enclosed floorplan and refer to the Virtual Tour.





THE GARDENS

Approached from the country lane, a large driveway provides ample parking and leads to the detached garage/workshop with power and light connected. Gates lead into the adjoining paddock and the range of stabling. Adjoining the driveway is an timber constructed summer house/studio with impressive views. Pathways and paved patios adjoin the accommodation with lawned gardens all enjoying those superb views.

Old Tollgate with its gardens and adjoining paddock extends to about 0.67 of an acre. Situated across the country lane from the entrance drive, a further gated access leads to the additional pasture land extending to about 2.27 acres. As a whole Old Tollgate extends to 2.94 acres.

THE AREA

The property occupies a delightful position toward the edge of this pretty rural village, just a short distance from the centre. 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 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**

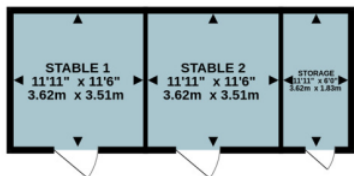


Exeter Airport - **38 miles**
Bristol Airport - **80 miles**

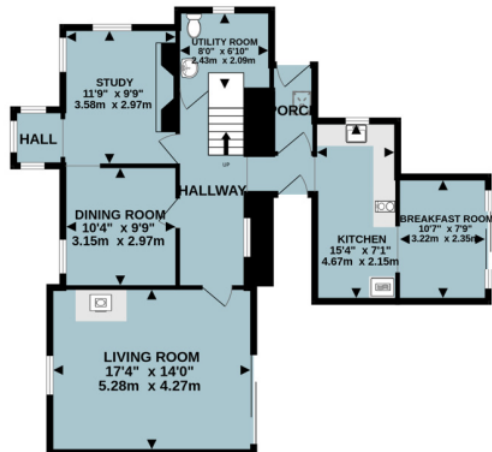




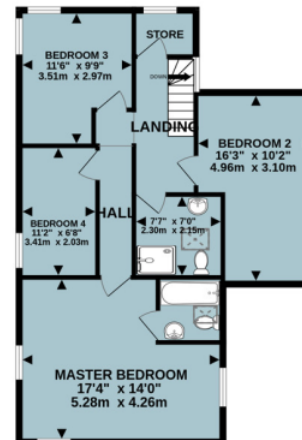
STABLES
345 sq.ft. (32.0 sq.m.) approx.



GROUND FLOOR
853 sq.ft. (79.3 sq.m.) approx.



FIRST FLOOR
747 sq.ft. (69.4 sq.m.) approx.

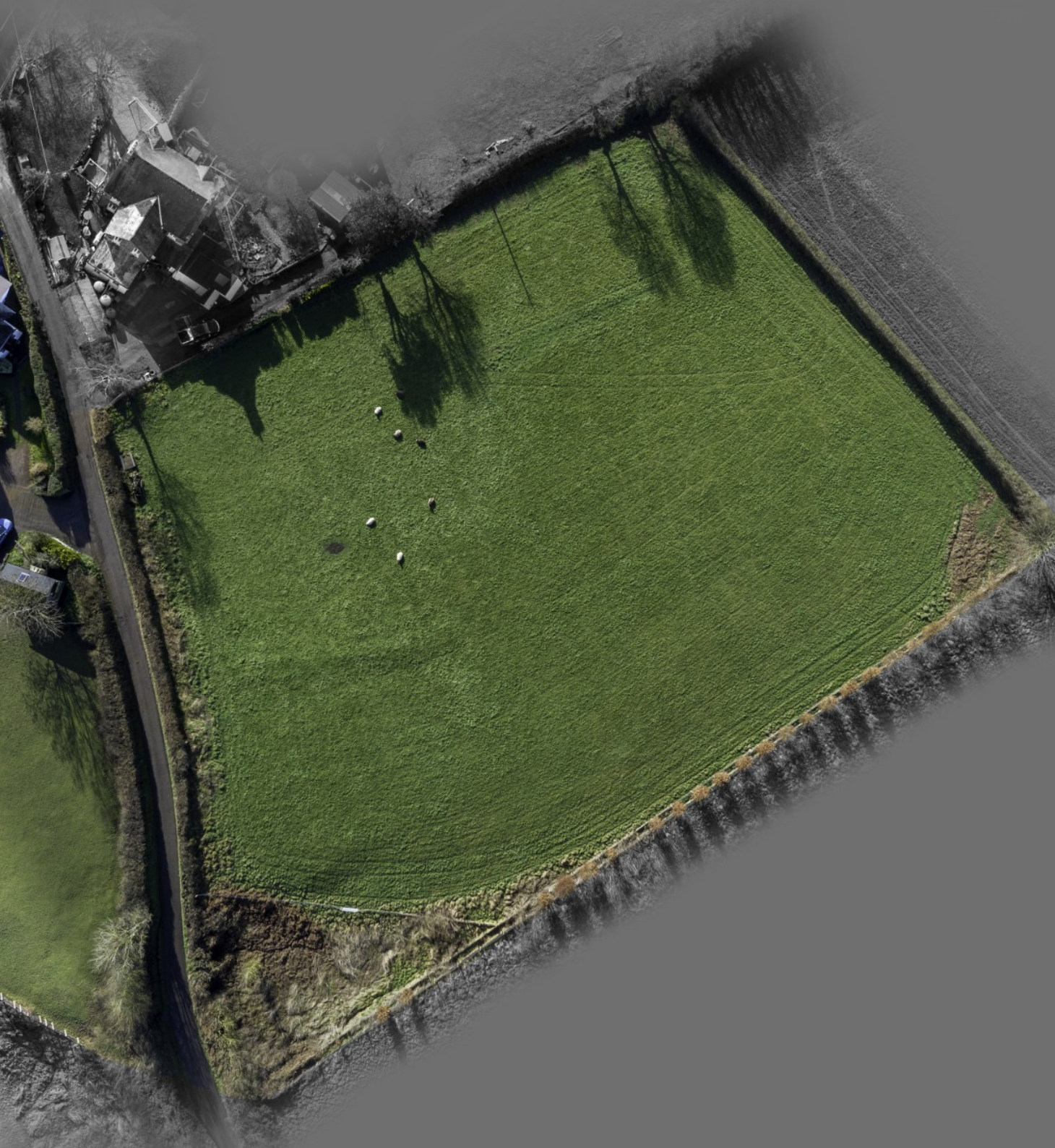


TOTAL FLOOR AREA : 2328 sq.ft. (216.3 sq.m.) approx.

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. Multi-fuel stove to the sitting room and Jetmaster open fireplace to the dining room.

A new treatment plant drainage system is in the process of being installed. This is shared between three properties.

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

EPC - D

Tenure - Freehold

Internet & Mobile - [OFCOM](#)

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

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, Old Tollgate is on the right hand side, take the turning right signed Hoe/Hawkridge and the entrance to the property

What 3 Words Location - [///parent.simulations.emulating](http://parent.simulations.emulating)

DIGITAL MEDIA LINKS

VIRTUAL TOUR

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