Middle Bycott

Chulmleigh, Devon, EX18 7DS

Key Details

Middle Bycott is a large 3 bedroomed detached property set in fantastic grounds with wonderful views of Dartmoor and the surrounding countryside. In addition there is a double garage and workshop and a separate storage area.

2 3 2 1.13 acres

Freehold

Guide Price

£650,000

- Beautifully presented 3 bedroom cottage
- Amazing views over the Devon countryside
- Large garage and workshop
- 1.13 acres of gardens



Gallery









A large and spacious beautifully presented 3 bedroom detached property with a bespoke kitchen, set in its own extensive grounds with far reaching views of Dartmoor.

Middle Bycott

The property is entered via a side entrance door. The side entrance lobby houses the boiler within a cupboard and gives access to both the spacious kitchen/breakfast room and the separate dining room. The kitchen/breakfast room is enhanced by the lovely bay window overlooking the garden and is fitted with bespoke base and wall units with granite work surface over and splashbacks and features a useful island also with a granite work surface. There is a Rangemaster Encore Deluxe range cooker with extractor hood over, a Belfast sink with mixer tap and drainer and an integrated fridge/freezer and dishwasher. There is plenty of space for a small table and chairs at the bay window end of the room.
A door from the breakfast room leads through to the light and bright large living room. This spacious room features a large inglenook fireplace with wood burner, windows overlooking the garden and a door which leads out to the rear porch area with a door to the outside terrace. The stairs to the first-floor landing lead up from this room. From the living room there is access to the rear lobby with doors leading to the charming light filled dining room, a downstairs cloakroom which is fitted with a WC, wash hand basin and heated towel rail and out to the rear porch area. The stairs from the living room lead up to the first-floor landing where you will find three double bedrooms and the family bathroom. Bedroom one is a large dual aspect double bedroom with extensive views and an adjoining en-suite shower room comprising WC, wash hand basin and shower. Bedroom two is also a dual aspect double bedroom with built in wardrobes along one wall. Bedroom three is a pleasant double bedroom with views over the front of the property. The family bathroom comprises a bath, WC, wash hand basin, heated towel rail and window to the rear.







The Grounds

The property is approached via a private driveway, culminating in a detached double garage with adjoining workshop, ample parking for several vehicles, a log store and a garden machinery store. A pathway leads from the driveway to the main entrance.

The gardens are a particular feature of the property, comprising extensive level lawns enclosed by mature hedging and stock fencing. A large terrace provides an ideal space for outdoor entertaining and enjoys far-reaching views across the picturesque Devon countryside. Further outdoor amenities include a pleasant patio seating area, a secluded pond and a productive orchard, all combining to create a delightful and private setting.







Services & Additional Information

Mobile

Coverage available via EE, THREE, O2 and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider. (Based on Ofcom data)

Broadband

Broadband is available—highest available download speed 1600 Mbps, highest available upload speed 115 Mbps. (Based on Openreach data).

Services & Outgoings

Mains electric, Private Borehole water, Private treatment plant Drainage and oil heating

Local Authority & Council Tax

North Devon Council - Band F

Flooding

The property is in an area at a VERY LOW RISK from River/Sea and surface water flooding (defined as the chance of flooding each year as less than 0.1%) Gov UK data).

Construction

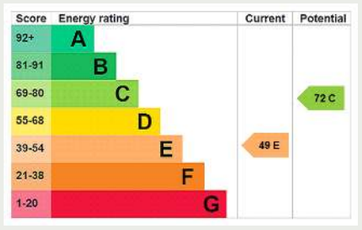
Stone and block

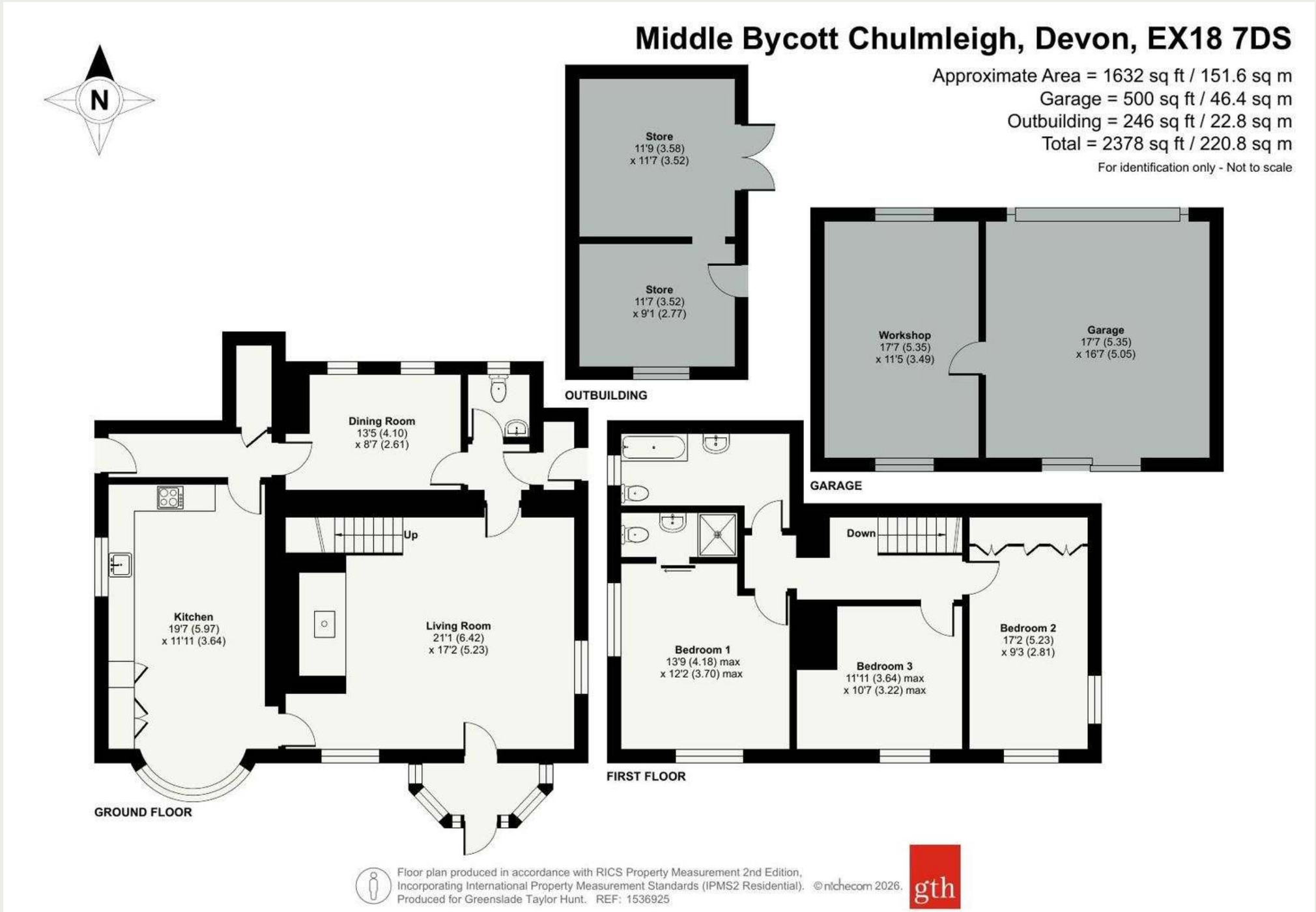
Plans

Internal Floor Area

151.6 sqm

EPC Rating = E





Location

Situation

Enjoying a quiet and tucked away rural position Middle Bycott affords exceptional privacy, being surrounded by beautiful Devon countryside. Middle Bycott benefits from superb countryside views overlooking a pretty valley. The local town of Chulmleigh provides a thriving and very active local community which has managed to retain a good range of local services including highly regarded primary and secondary schools, a sports centre, post office, various shops, a health centre, dentist, public houses, restaurants and a historic town hall.
To the east the B3137 and to the west the A377 provide convenient access to the surrounding districts and the larger towns of South Molton, Crediton and Barnstaple, each providing an extensive range of everyday shopping, recreational and educational facilities. There are rail stations on the Barnstaple to Exeter (Tarka) line at Eggesford and Kings Nympton. Mainline intercity rail links are available at Tiverton Parkway (London Paddington approx. 2 hours) with international airports at Exeter and Bristol.
Middle Bycott lies in the beautiful band of countryside between Exmoor and Dartmoor, a predominantly agricultural landscape primarily comprising pasture and arable land interspersed with an abundance of woodland and pretty river valleys. Exmoor to the north offers wonderful moorland scenery with many foot and bridle paths, whilst the spectacular North Devon coast is easily accessible with lovely sandy beaches at Instow, Saunton Sands, Croyde Bay, Putsborough and Woolacombe.



Directions

desk.fashion.litigate

Important Notices

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They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

For clarification we wish to inform any prospective purchasers that whilst we endeavour to make our sales particulars as accurate and reliable as possible, they have been prepared as a general guide. If there are any points which are of particular importance to you, please contact the office, especially if you are contemplating travelling some distance to view the property.

Any areas, measurements or distances are approximate and any room sizes provided should not be relied upon for carpets or furnishings. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not carried out a detailed survey, tested any services, equipment, facilities or appliances. Purchasers must satisfy themselves by inspection or otherwise.

We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making their own enquiries in this regard.

Viewing Health & Safety Policy

In accordance with our Health and Safety policy all parties undertaking viewings do so at their own risk. In the event of the property being a site with associated risks/renovation requirements, and if so directed by a member of GTH viewers must wear their own appropriate Personal Protection Equipment (PPE).

Viewers must be vigilant when viewing working farms/land, particularly around the farmyard and in fields containing stock. All potential purchasers are asked to observe the country code and close all gates.

If interested parties do not adhere to our policy and view the site unaccompanied (or without PPE) we/the seller cannot be held liable for any damage or personal injury or associated claim for compensation.

Contact Us

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Viewings strictly by appointment with the agents, Greenslade Taylor Hunt.

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Published:
October 2026

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