



Longdown, Chawleigh, Chulmleigh

Guide Price £500,000

HELMORES
SINCE 1699

Longdown

Chawleigh, Chulmleigh

- Versatile smallholding
- 3 bedroom cottage
- Ensuite to master bedroom
- Outbuildings & stabling
- Vegetable garden
- 3 Acres
- Extra 7.5 acres available by separate negotiation
- Incredible views to both Dartmoor & Exmoor
- No chain

If you're looking for the perfect set up for animals and country living, Longdown is just what you've been looking for. The main plot is 3 acres with a paddock, stabling, hard standing, many versatile outbuildings, sand-school, vegetable garden & incredible views to both Dartmoor and Exmoor along with a 3 bedroom cottage that's been improved by the current owner to provide a spacious and stylish living space. The property is being sold with no onward chain.





The cottage has a large Ashgrove kitchen with granite worktops and a Belfast sink, there is an integrated dishwasher and fridge and room for a kitchen table. The oil fired Rayburn gives the room a homely feel and also heats the hot water and bathroom radiator. A utility room to the side has a WC and plumbing for washing machine/dryer. To the front there is a lean-to conservatory area suitable for storage. The lounge is a cosy space with a Woodwarm woodburner set in the original inglenook fireplace with a dining room to the side. An extension was added to the rear in 2013 with wooden floors and high ceilings, this was created with an ensuite shower room to the side and a bedroom but is currently utilised as an extra lounge. There are doors out to the patio area from here.

Upstairs there is a smaller double bedroom and the master bedroom which has an ensuite and 2 double fitted wardrobes. The ensuite has a bath with shower over and the most amazing views over the fields to Exmoor. The property has uPVC double glazing throughout and the central heating is from an electric boiler to the radiators.

Outside to the front is a pretty cottage garden laid to shrub and flower beds with a patio seating area to enjoy the south facing views. The entrance yard to the side holds plenty of parking with a range of outbuildings to include The Old Dairy, The Shippen, garage and two outbuildings suitable for tool sheds, kennels or stabling. The Shippen lends itself well to be converted to an annexe or holiday accommodation subject to the appropriate planning permission.



Around to the side of the property there are further outbuildings to include a large hay barn / lambing shed and further stabling with a large hard standing area in front suitable for wintering and access through to the sand-school. To the end of the sand-school is a further large shed in three parts to include stabling/tack room/hay storage. The vegetable garden is well stocked with a greenhouse and this leads to the orchard. The paddock leads from the hard standing area and is in good view from the house and tucked behind the property.

Agents Notes: There is an extra 7.5 acres available just across the lane by separate negotiation, please contact the office for further details.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2024/25 - £2114.76

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Private drainage

Heating: Rayburn, woodburner & electric central heating

Listed: No

Tenure: Freehold

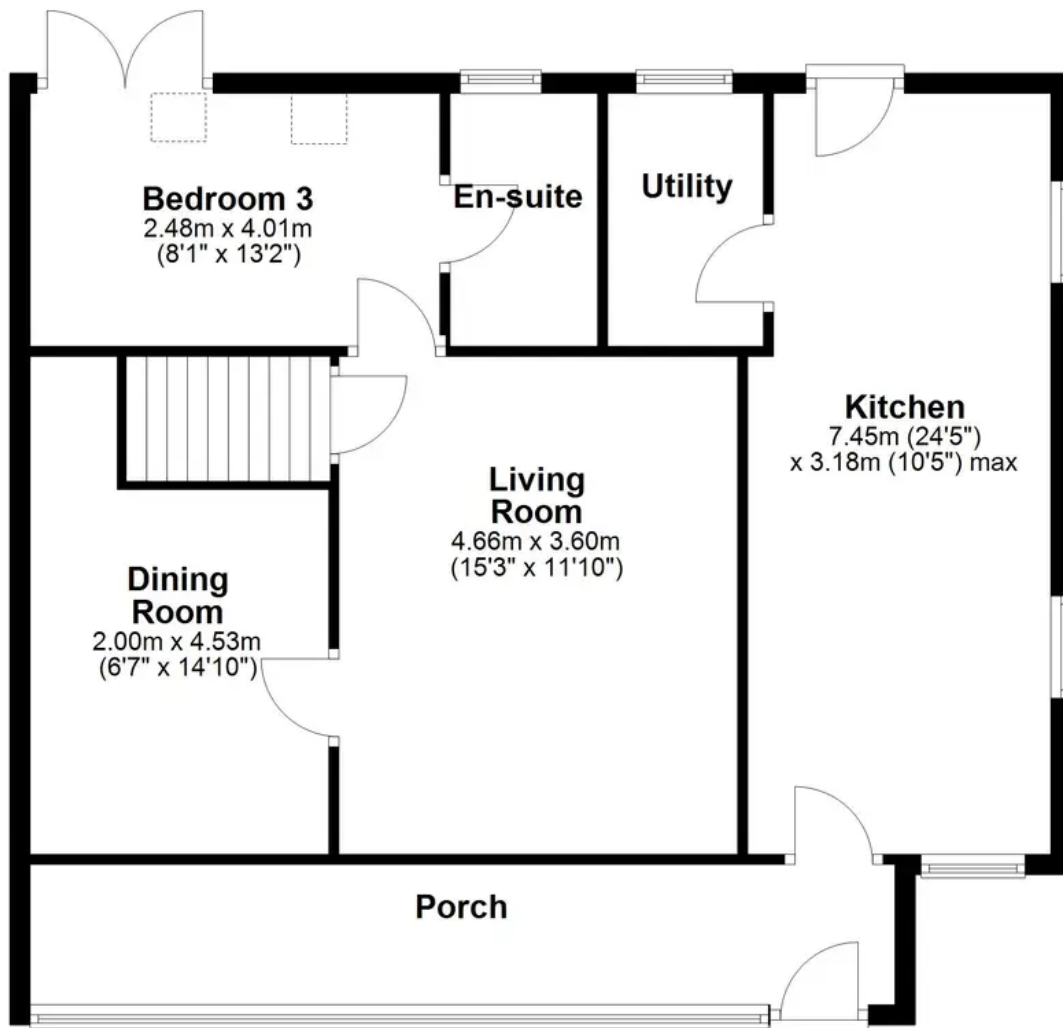
DIRECTIONS : From Crediton take the A377 through Copplestone, Morchard Road & Lapford, at Eggesford Station take a right turn to Chawleigh, go straight through the village and Longdown can be found just out of the village on the left.

What3Words: ///orange.ropes.slack



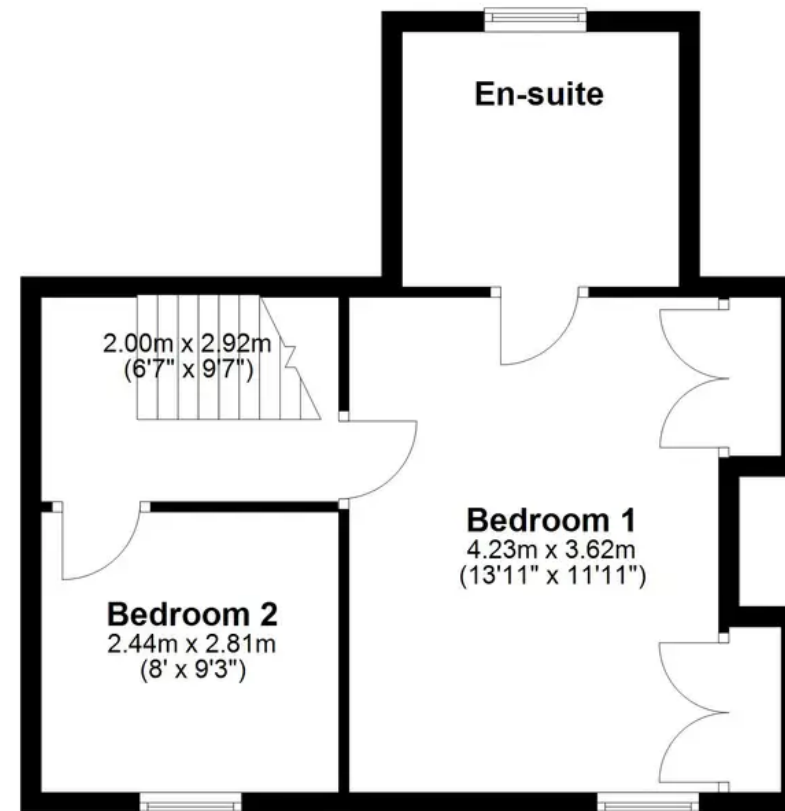
Ground Floor

Approx. 90.5 sq. metres (974.3 sq. feet)



First Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



Total area: approx. 128.7 sq. metres (1385.0 sq. feet)



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