



# 1 Wrelands, Ashreigney, EX18 7ND

Guide Price £230,000

**HELMORES**  
SINCE 1699

# 1 Wrelands

Ashreigney, Chulmleigh

- Semi-detached bungalow
- Village edge location
- Garden
- Large outbuildings
- Parking for 4 cars
- Garden room/office
- No Chain!

This 1930s bungalow is found in a quiet village edge location giving it a real semi-rural feeling and so may well suit a retired couple looking to downsize, but wanting a lovely setting and great sized gardens plus useful outbuildings to cater for numerous hobbies or pastimes or equally a great starter home in a village location.

The semi-detached property includes two bedrooms, a lounge diner with wood-burning stove, a kitchen with integrated oven & hob, plus a modern white suite bathroom with fully tiled walls, a shower & screen over the bath, plus a chrome ladder style heated towel rail. The property is a mix of uPVC double and single glazing.



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The bungalow sits in a great sized plot which is all enclosed, its main south facing garden stretches some 30m / 100ft, including a lovely lawn, some trees and plenty of space for a chicken run. There is masses of gated parking via a long driveway and turning area to the front, and a separate gated driveway to the rear too.

There are numerous useful outbuildings all with light & power including a very long garage (11.5m / 37ft) with workshop area, an attached store/garage, plus an outside plaster boarded studio/study just across the rear courtyard.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Torridge 2024/25 - £1,807.84

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Enabled

Drainage: Mains drainage

Heating: Oil fired central heating (recently serviced) & Woodburning stove

Listed: No

Conservation Area: No

Tenure: Freehold



**ASHREIGNEY** is a charming village between Exmoor and Dartmoor and has a church, village hall and a bus serving Chulmleigh and Barnstaple. The local town of Chulmleigh, approximately 4 miles, offers an excellent range of day to day amenities, health centre, primary and secondary schooling, while the regional centre of Barnstaple (approximately 14 miles distant) offers a more comprehensive range of facilities. The Cathedral City of Exeter is approximately 45 minutes' drive away and offers access to the motorway network and main line railway networks. North Devon's impressive coastline with its steep cliffs and wide sandy beaches is within easy reach by car.

#### DIRECTIONS

From the A377 at Leigh Cross take the turning signposted to Bridge Reeve & Ashreigney (opposite the turning to Chulmleigh). Proceed along this lane down towards the river, cross over the bridge and turn right. Continue along this lane and proceed up the hill, when passing the sign for Ashreigney, the property is found on your right (2nd driveway after sign).

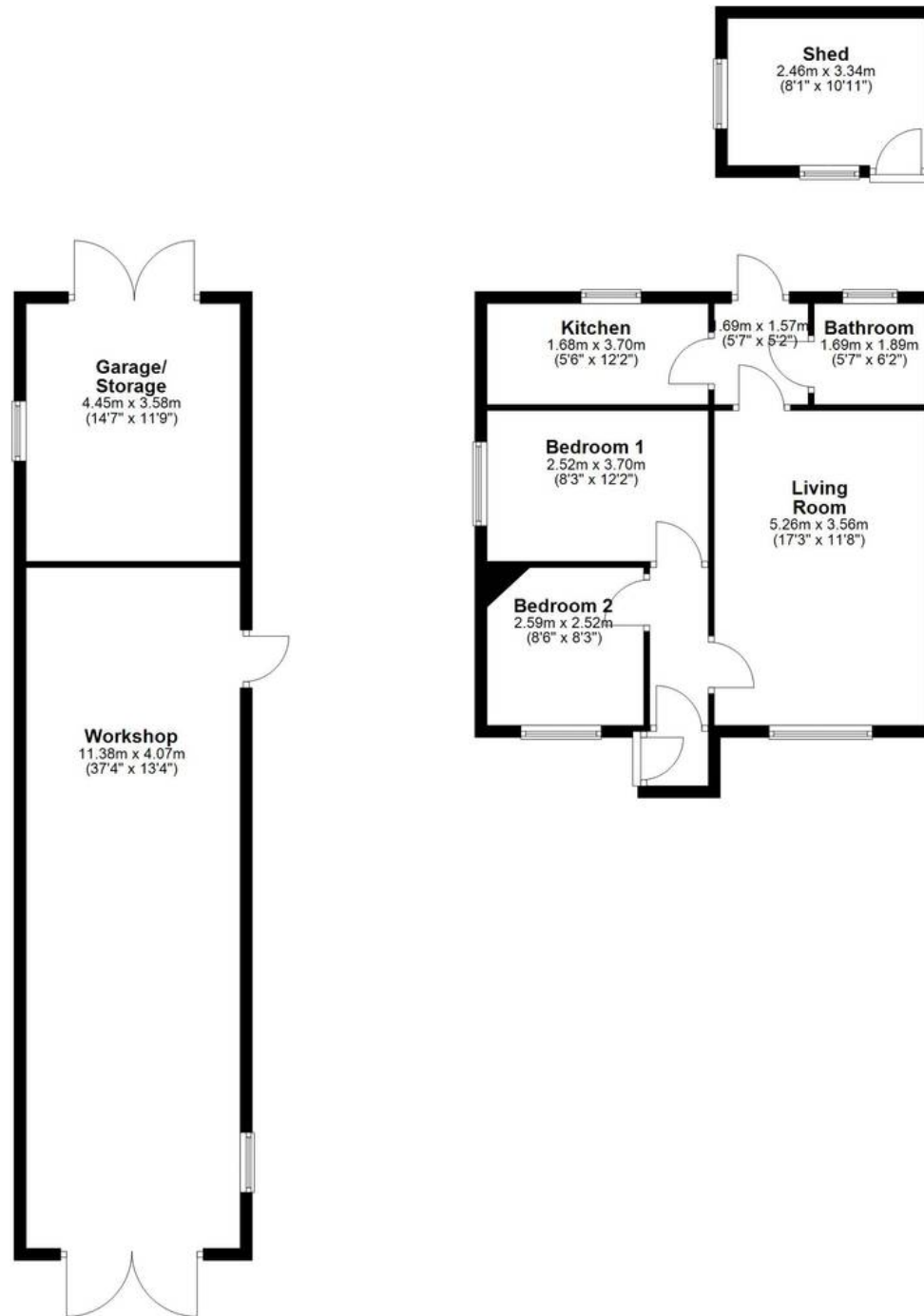
What3Words:

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### Ground Floor

Approx. 123.3 sq. metres (1326.9 sq. feet)



Total area: approx. 123.3 sq. metres (1326.9 sq. feet)

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# Helmores

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