



## Old Toll Cottage, Chenson, EX18 7LE

Guide Price **£400,000**

# Old Toll Cottage

Chenson, Chulmleigh

- Beautifully refurbished detached character house
- 3 double bedrooms with master ensuite
- Hamlet edge location backing onto open farmland
- Modern kitchen and bathrooms
- Excellent gated parking with detached garage/workshop
- Timber garden room with woodburner – ideal office or garden pub
- Ample parking

This detached, former toll cottage, is situated on the edge of the small hamlet of Chenson, adjoining the A377, and within easy reach of the nearby town of Chulmleigh which has an excellent range of amenities and facilities, with Crediton being about 11 miles to the south-east and Barnstaple about 24 miles north. There is also the Tarka railway line linking Barnstaple with Crediton and Exeter with a stop at nearby Eggesford. The property itself has undergone a major programme of improvement and modernisation over the past few years, leaving little for a new owner to do except enjoy internally! There are some works needed outside to make the most of the plot but this could be done to the specification of a new owner.





The accommodation is very well proportioned, well presented, and designed around a stunning entrance hall which instantly gives a wow factor. There's a useful ground floor WC, an essential for a house like this. The living/dining room has a fireplace with a woodburner, and the original 3 bay window which is a lovely feature. The kitchen has been well fitted in a modern contemporary style, and has some integrated appliances. Off the kitchen is a useful utility room with plumbing for an automatic washing machine. To the first floor, the stunning staircase splits to 2 landings. The first leads to the large master bedroom, which has 2 double built-in wardrobes, a large 3 bay window, plus luxury en-suite shower room (recently re-fitted). The 2 further bedrooms have Jack and Jill access to a luxury shower room.

Outside, the property is set in good sized gardens, with twin electric gates leading in from the main road to ample off road parking for several vehicles. There's a covered carport and a large timber garage/workshop/studio which has lighting, 13amp power, and a useful shower room, plus a detached timber outbuilding, ideal as a studio/office or even a garden pub! There is a pretty garden to the front, concrete pathways and steps leading to a raised paved patio garden which has a water feature, and provides a very pleasant place to relax. There is a further area of garden located across the road, accessed via a wide 5 bar gate. There is an outbuilding, grassed areas, and mature trees giving great privacy. Please note that the gardens are not finished and will be left for a new owner to create. The house backs onto open farmland to the side and rear.

### Buyers' Compliance Fee Notice -

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Approx Age: 1800's

Construction Notes: Cob/stone under slate roof

Utilities: Mains electric, water (private Borehole), telephone & broadband

Drainage: Private drainage

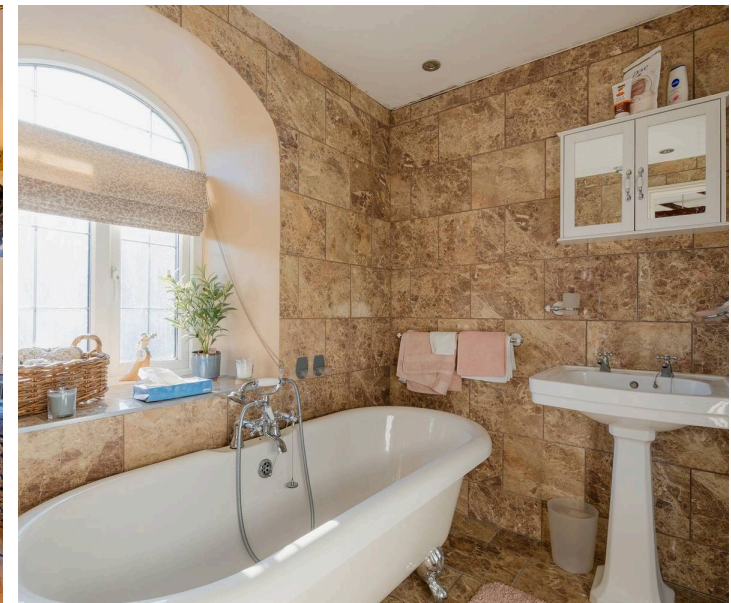
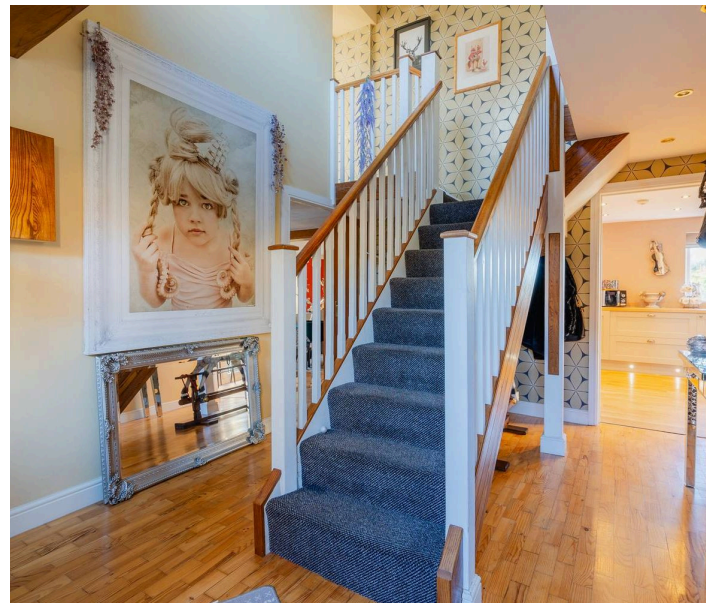
Heating: LPG central heating

Listed: No

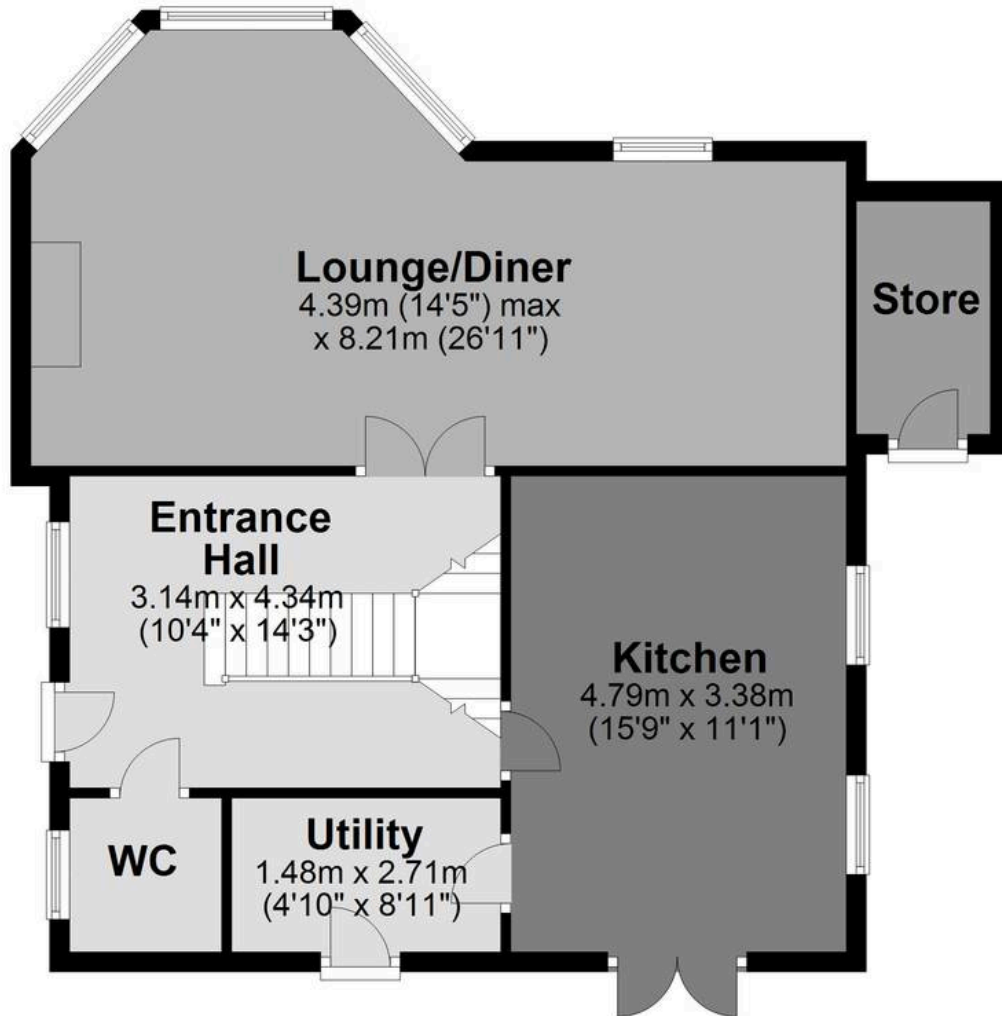
Conservation Area: No

Tenure: Freehold

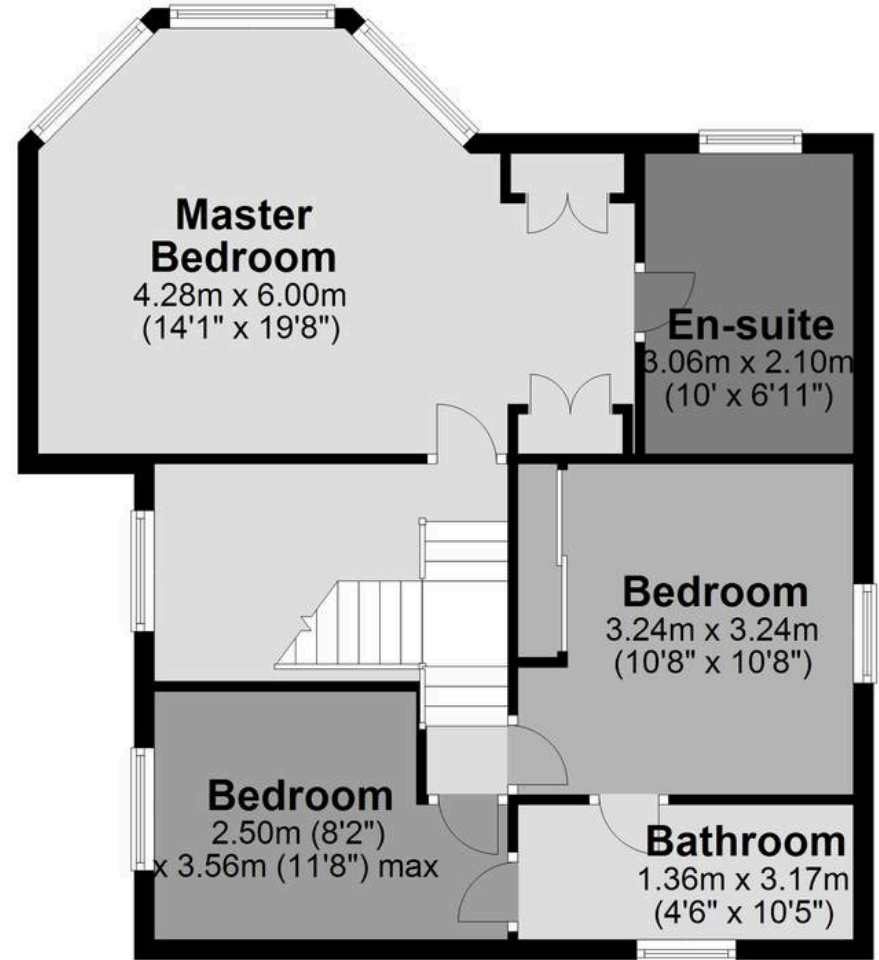
**Lapford** is a large village, beyond Morchard Road on the A377 – 9 miles from Crediton and 16 miles from the City of Exeter. Like most Devon parishes, it's not far from a lovely collection of trees – Eggesford Forest is just up the way, a regal coniferous plantation that plays host to variety of creatures including adders, butterflies, buzzards and woodpeckers (and badgers!). The village itself has a primary school with an excellent Ofsted report, sizeable playing fields (with a football pitch and kid-friendly playground) and a busy pub – The Old Malt Scoop Inn, once a 16th Century coaching inn – which now offers an à la carte dining experience, using only the best local produce.



### Ground Floor



### First Floor





## Helmores

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