



## Wild Rose House, Chawleigh, EX18 7HL

Guide Price £450,000



# Wild Rose House

Chawleigh, Chulmleigh, EX18 7HL

- Nearly new detached house
- One of just three quality homes
- Village edge location backing onto fields
- 3 double bedrooms
- Large footprint (1600 sqft plus garage)
- Underfloor heating to ground floor
- Solar PV and oil central heating
- Ensuite and utility room
- Level plot including the gardens
- Parking and garage

On the border of Mid and North Devon sits the pretty village of Chawleigh, just a couple of miles from the town of Chulmleigh - it's got the village feel without being isolated. Tucked away just off the village centre is this collection of just 3 modern houses, built in 2021 to a great specification (brick and block under a slate roof) and still carrying the remainder of the structural warranty. The house, built by a reputable local builder offers superb space inside and out, and being on the edge of the village, it backs onto fields at the rear. The property is presented in show home condition throughout, leaving nothing for a new owner to do. There is oil fired central heating with underfloor heating to the ground floor (radiators to the first floor), uPVC double glazing and the house is well insulated. On top of that is a roof mounted array of PV solar panels (owned) leading to lower energy consumption and therefore lower bills!





The layout is traditional with a central staircase entrance hall giving access to the living room which runs front to back with a wood burning stove and French doors out onto the rear garden. The kitchen/dining/family room is a real feature of the house. It's a well fitted kitchen, comprising of contrasting units and built in appliances providing ample storage and working space. There's room for a good sized dining suite and we really love the extra "family room" with this house. It's a bonus room really which transforms the way the house is lived in, providing a second reception area which again opens out onto the garden. There's a good sized and well fitted utility with separate WC. On the first floor are the three double bedrooms with the master having its own luxury ensuite shower room. The family bathroom serves the other two.

Outside, there is parking at the front for two cars plus the attached garage. The front is easy to maintain with a block paved driveway and borders with plenty of colour in the spring and summer. The private drive is shared between the three properties with each contributing to maintenance (however it was new in 2021 so that may be some time). There is access to both sides of the house which lead to the rear garden which is level and fenced. The Devon bank with native hedging species is beginning to grow and the adjacent field gives the feeling of space to the rear with super views. The garden is predominantly lawned with paved seating areas, planted borders and there's access to the utility room and garage from the rear too.





This is an opportunity for village life with modern convenience in a bigger than average three bedroom house. There is an active community here and easy access to plenty of Devon countryside either from the front door, or a short drive to connect to the road or rail network.

### 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 E – Mid Devon

Approx Age: 2021

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband plus solar PV (owned)

Drainage: Mains

Heating: Oil fired central heating (ground floor underfloor, first floor radiators)

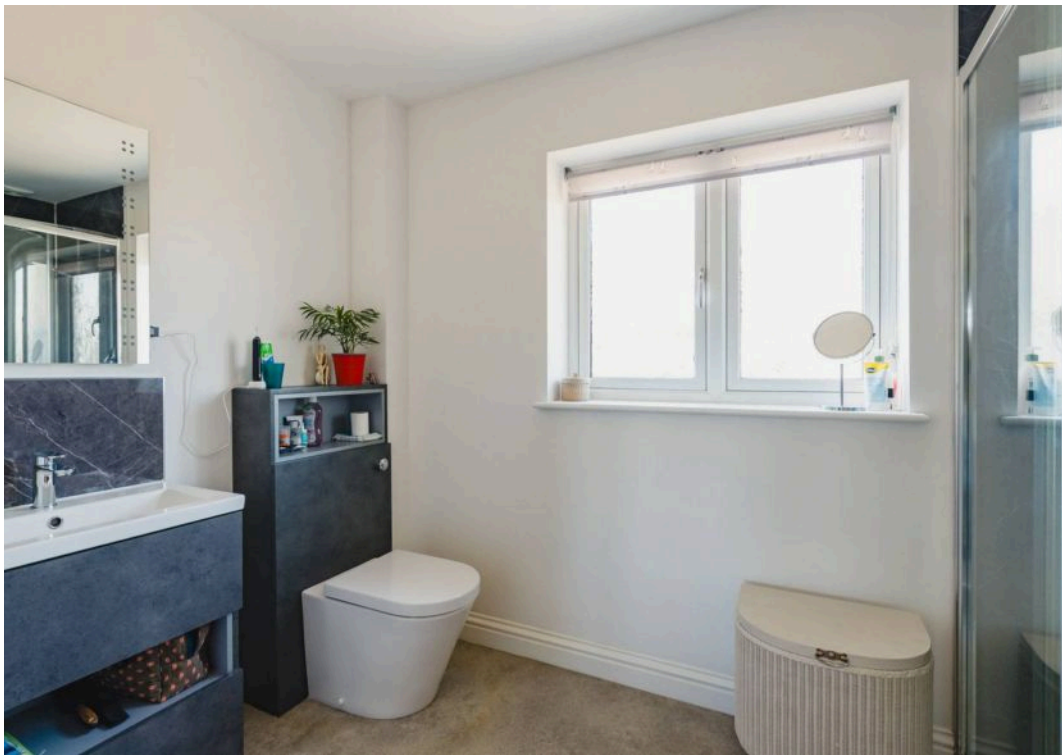
Listed: No

Conservation Area: No

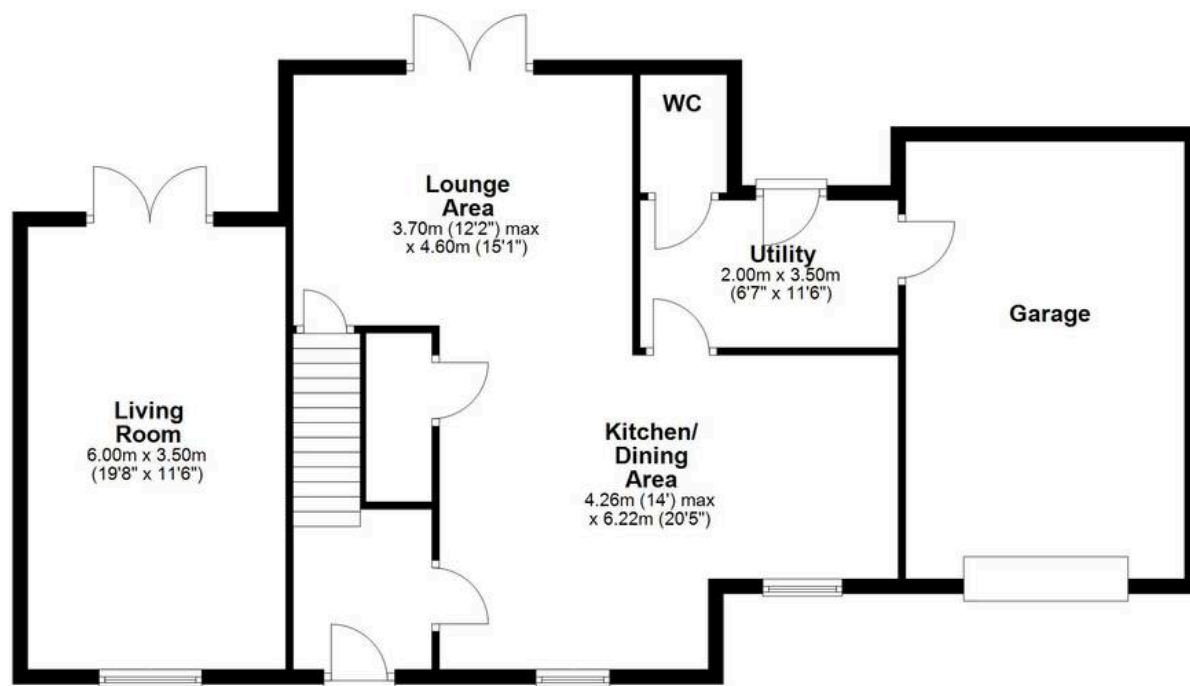
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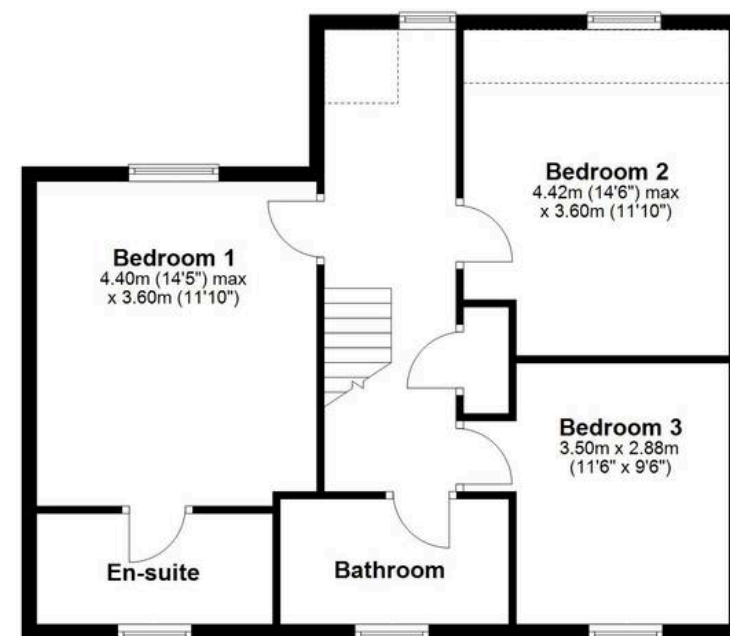




**Ground Floor**



**First Floor**







**CHULMLEIGH** is a small market town home to an impressive range of independent shops that nestle along its winding streets cheek by jowl with thatched cottages. The town also offers essential facilities such as a health centre, dentist, library, pubs, sports club, and the sought after Chulmleigh Academy. On the edge of mid-Devon, Chulmleigh sits amid unspoilt countryside crossed by a network of public paths. It's also served by Eggesford station where trains to Barnstaple or Exeter can be boarded.

**DIRECTIONS :** For sat-nav use EX18 7HL and the What3Words address is [///sleepless.system.jumpy](https://www.what3words.com/#!/en/sleepless.system.jumpy) but if you want the traditional directions, please read on.

Turn off the A377 at Eggesford Station as signed to Chawleigh and proceed up the hill, turning right at the junction at the top of the hill (Hollow Tree Cross). When entering the village, pass the local shop and pass The Portsmouth Arms Cross. After a further 100m turn left into the driveway and the house will be in front of you.







# Helmores

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