



## 6 Forestry Houses, Chawleigh, EX18 7LD

Guide Price £475,000



## 6 Forestry Houses

Chawleigh, Chulmleigh

- Semi-detached forestry cottage
- 0.58 acre plot
- Set in the heart of Eggesford Forest
- 2 Bedroom log-cabin with income potential
- Garage & plenty of parking
- Large south facing garden
- 2 reception rooms
- 4 bedrooms in main house
- Woodburning stoves
- No onward chain!

As far as settings go, they don't get more stunning than a former forestry workers cottage set amongst the pines of Eggesford Forest with fantastic walks right on the doorstep. The property is set in a large 0.58 acre plot and has a 2 bedroom log-cabin with income potential, parking and a large south facing garden. Eggesford train station is less than a mile away providing great transport links.

The kitchen has an array of units with a NEFF oven and ceramic hob, the large window gives a lovely view up to the forest. The utility room has space for a washing machine, dryer, fridge/freezer and a large storage cupboard, there's a downstairs WC and the ground floor bedroom can be found to the front of the house. From the kitchen is a south facing dining room with built in cupboards and a woodburning stove in a wooden surround. The hallway has a door to the front garden and leads through to the lounge with another woodburning stove.







Upstairs there are two good sized double bedrooms facing south and a large single to the rear. There are attractive original floorboards on this floor and a bathroom with white suite bath and electric shower over with a glass screen. There is uPVC double glazing throughout and the central heating is from LPG (underground tank next to drive).

Outside to the rear is the drive with plenty of parking and side access down to the front of the property where the garage and workshop are located. To the front is a stunning south facing garden laid to lawn and surrounded by forestry and there is a woodstore to the side. The log-cabin offers fully functioning accommodation with a kitchen/lounge/diner, two bedrooms and a shower room. The cabin is heated by a woodburner and has a lovely decking area to the front to enjoy outdoor dining and relaxing amongst the pine forest. This is currently run as an Airbnb and provides a good additional income.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2024/25 - £1941.17

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Standard (Airband & Startlink could be a better option)

Drainage: Private drainage (shared with next door)

Heating: LPG central heating & woodburners

Listed: No

Conservation Area: No

Tenure: Freehold





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.

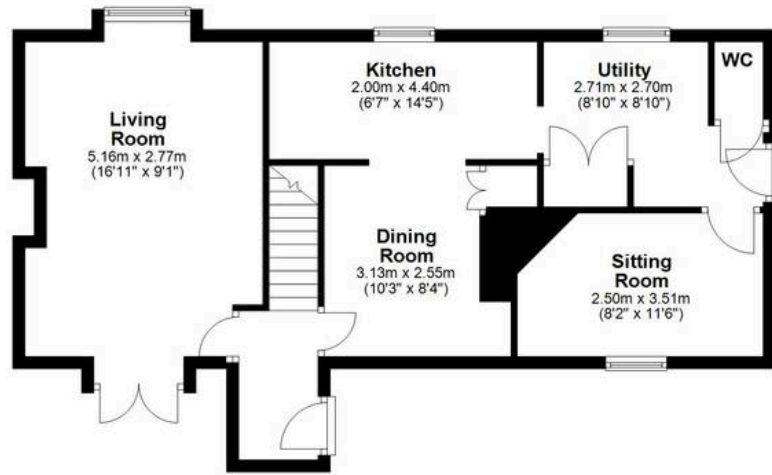
**EGGESFORD** is situated in a post picturesque part of Devon, midway between Exmoor and Dartmoor in the stunning Taw Valley, surrounded by open countryside and woodland with Eggesford Forest, Flashdown and Heywood right on the doorstep, providing enchanting walks. Eggesford Station provides regular train services to Barnstaple and Exeter. The towns of Chulmleigh and Crediton are 4 miles and 14 miles away respectively, the village of Winkleigh 3 miles, and the city of Exeter 20 miles.

**DIRECTIONS :** From the A377 follow sat nav EX18 7LD, a Helmores board will mark the entrance to the lane.

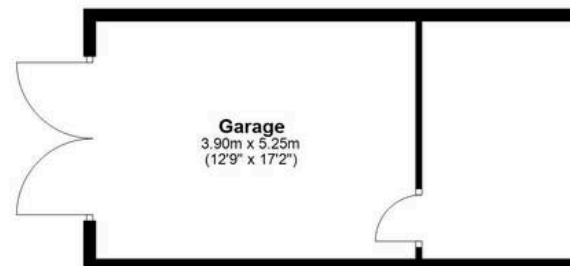
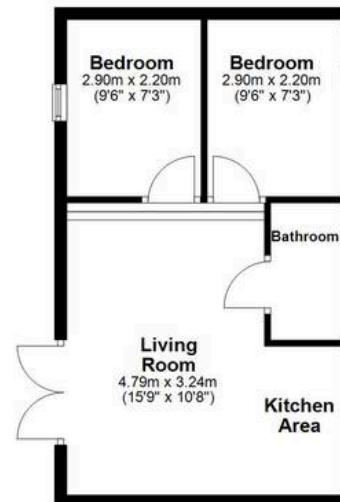
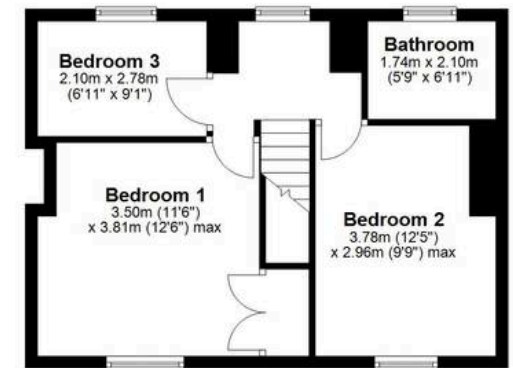
What3Words: ///carpets.sings.germinate



Ground Floor



First Floor







# Helmores

Helmores, 111-112 High Street - EX17 3LF

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[helmores.com/](http://helmores.com/)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.