



**Chilcott, Poughill, EX17 4DQ**

Offers In Excess Of **£600,000**

# Chilcott

Poughill, Crediton, EX17 4DQ

- Substantial Period Detached House
- Semi-rural, village edge location
- Three bedrooms and three reception rooms
- Ample gated parking and double garage
- Set in nearly an acre of gardens and grounds
- Oil-fired central heating and uPVC double glazing
- 158sqm / 1,703sqft of accommodation
- Space and scope to extend (STP)
- Block-built outbuilding (potential stables)

Chilcott is a south-facing period detached house found in a semi-rural village edge location with numerous country walks on hand. It is set in just under an acre (0.93) and looks over its own gardens beautifully. Found just outside of the mid-Devon village of Poughill, Crediton and Tiverton are the nearest towns and there are miles of country lanes to explore.





The spacious and flexible accommodation reaches 158sqm / 1,703sqft with further scope to extend (subject to permissions) or adapt the current configuration, if a ground floor studio annexe was required for example. At present we have three double bedrooms, with the large master enjoying an en-suite bathroom and a 2021 fitted white suite bathroom (P-shaped bath with shower & screen over) serving the other bedrooms. The house isn't listed which is a real advantage should someone choose to extend.

On the ground floor there is a lovely 2019 fitted kitchen breakfast room, complete with an electric range cooker, fridge freezer & dishwasher plus a separate dining room and a sitting room with an impressive fireplace with bread oven and wood-burning stove. Lying to the south off the entrance hall with WC is a sizeable living room, which could easily become a ground floor bedroom (4) if desire. There is also a storage/study area and a side porch. The whole property is uPVC double glazed and has oil-fired central heating via the outside boiler.



Outside (Plot size 0.93 acres): There is gated parking for around five cars and a DOUBLE GARAGE (5.9m x 5.5m) with light, power, rear windows and side door.

The gardens are south-facing and largely lawned with mature apple trees. There are two gates leading to the paddock, the larger one to the bottom leads to an open-fronted store for a ride-on mower, behind is a block-built outbuilding separated into two storage areas, which could be adapted to create stables for ponies or a workshop. The paddock has footpaths cut through and has been left as a nature wild garden in recent years, although previously it was a productive area to grow fruit and veg, or it could be returned to grass to keep animals if preferred.

Please see the floorplan for room sizes.

Current Council Tax: E

Utilities: Mains electric, water, telephone & broadband

Drainage: Private drainage (doesn't drain into a water course)

Heating: Oil-fired central heating

Listed: 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.

**POUGHILL** is a picturesque Devon village situated midway between Crediton and Tiverton, each being about 7 miles distant and has an historic parish church and active village hall. The village is located along a high ridge and enjoys stunning distant views to Dartmoor and surrounding hills.

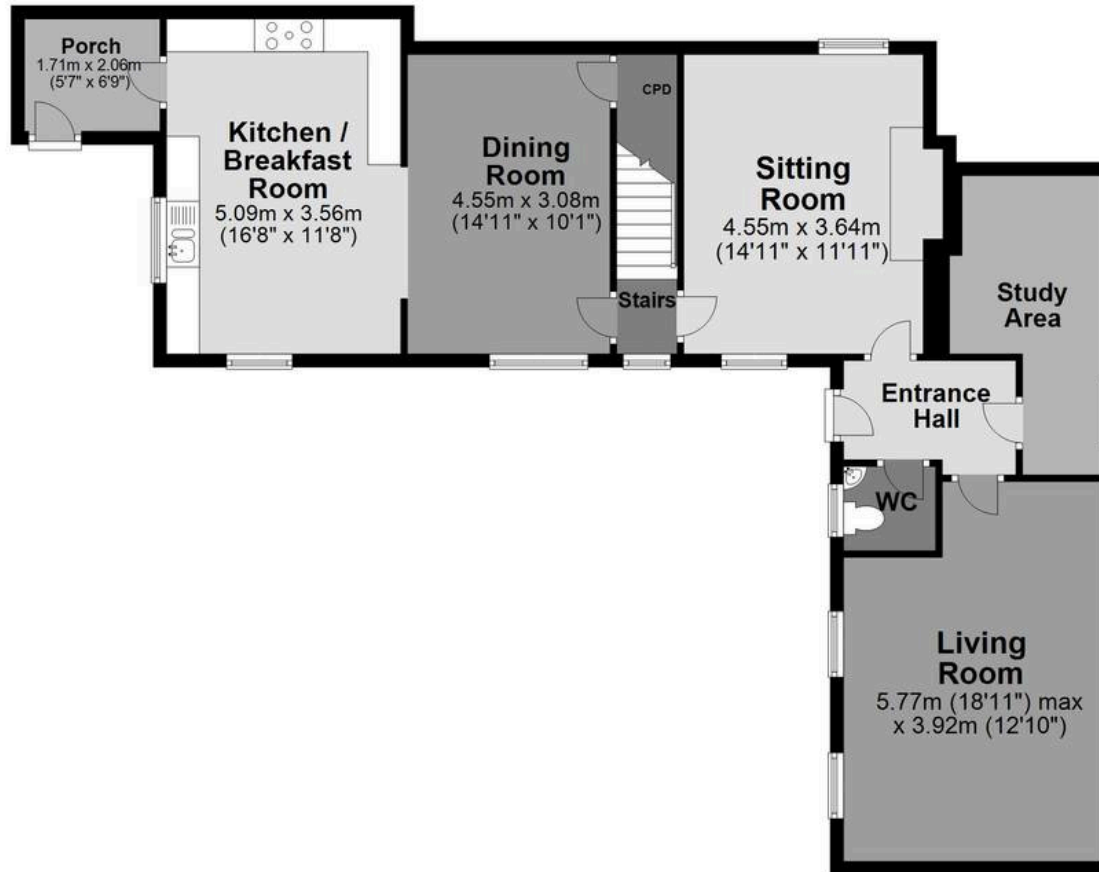
**DIRECTIONS:** For Sat-Nav use EX17 4DQ

**What3Words:** [///trending.marinated.inched](https://www.what3words.com/#!/trending.marinated.inched)



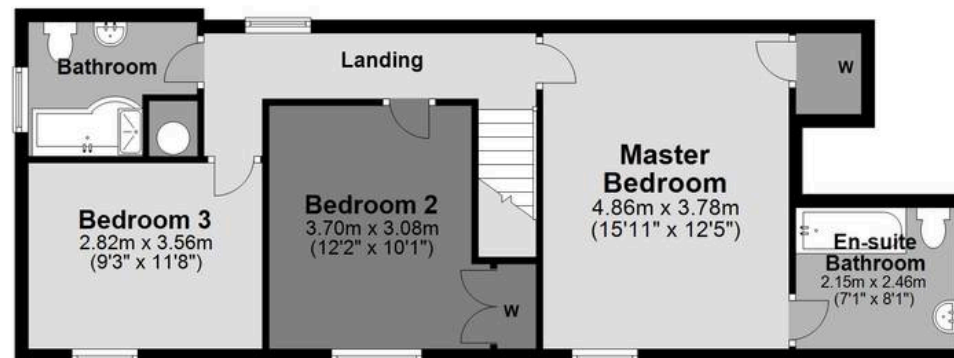
## Ground Floor

Approx. 95.0 sq. metres (1023.0 sq. feet)



## First Floor

Approx. 63.2 sq. metres (680.1 sq. feet)



Total area: approx. 158.2 sq. metres (1703.2 sq. feet)



## Helmores

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