



The Chapel House



The Chapel House

Templeton, Tiverton, EX16 8BR

Tiverton 8.5 miles | M5 (J27)/Tiverton Parkway 14 miles | Exeter 19.4 miles | South Molton 7.8 Miles

A stunning three double bedroom former chapel set in beautiful, well-tended grounds of approximately $\frac{1}{4}$ of an acre.

- A beautiful old chapel set in a large, picturesque plot
- Open plan living room with gorgeous views
- Three spacious double bedrooms
- No onward chain
- Secluded yet accessible location
- Stunning gardens and grounds
- Council Tax Band D
- Freehold

Guide Price £475,000

SITUATION

The property is situated close to the small village of Templeton, with a church and parish hall/social club. The area is renowned for country pursuits, with the Exmoor National Park approximately 10 miles to the north and North Devon, with its rugged coast and popular beaches, accessible via the A361. The property itself is located in a small cluster of other beautiful homes, close to Templeton Bridge that runs over The River Dart.

The villages of Nomansland and Rackenford are nearby, with churches, excellent village pubs, and a community shop in Rackenford. The Masons Arms at Knowstone, about 5 miles, has a renowned restaurant with a Michelin Star.

Tiverton is an old market town with a historic castle, on the banks of the River Exe. There are several supermarkets, a wide range of shops, a district hospital, a sports centre and an 18-hole golf course. There are schools for all ages and in Tiverton there is Blundells Public School, which offers discounts to local pupils. The area is very accessible with easy access along the A361 to the M5 motorway at junction 27. Beside J27 is Tiverton Parkway Railway Station with fast trains to London Paddington taking approximately 2 hours. The airports of Exeter and Bristol are within an easy driving distance.



DESCRIPTION

The Chapel House, Templeton is a charming and historic property that was built in 1868 and underwent a refurbishment in 1950. Nestled within a picturesque setting, the house boasts a beautiful garden that is meticulously maintained. One of the highlights of the property is its direct access onto a stream, which meanders gracefully into the renowned River Dart.

ACCOMMODATION

This delightful home features three spacious bedrooms, each offering lovely views of the surroundings. The bedrooms provide ample space for relaxation and tranquillity. The property also includes a generously sized kitchen/dining room, providing a perfect space for culinary endeavours and enjoyable meals with family and friends.

The large sitting room is another noteworthy feature of the Chapel House. This room is designed to create a cosy and inviting atmosphere, and it seamlessly opens out into a conservatory. From the conservatory, one can indulge in panoramic views of the well-tended garden and the neighbouring fields, fostering a sense of serenity and connection to nature.

The Chapel House's location is truly exceptional and sets it apart from many other properties. Situated on an elevated position, it forms part of a cluster of impeccably presented, historic homes. This creates a sense of community and preserves the area's charm and character. The property itself boasts a plot size of approximately 1/4 of an acre, offering ample space for outdoor activities, gardening, and enjoying the surroundings.

OUTSIDE

The outdoor space at The Chapel House is where the property really comes to life. Due to its elevated position and west facing garden, the property enjoys sun throughout the day, perfect for entertaining, alfresco dining and gardening.

SERVICES

Mains electricity and water, oil fired central heating & private drainage. Broadband Speed 36.6 mbps – fibre direct to the property.

LOCAL AUTHORITY

Mid Devon District Council. Phoenix House, Phoenix Lane, Tiverton, EX16 6PP. Email: customerservices@middevon.gov.uk

VIEWINGS

Strictly through the agents Stags Tiverton.

DIRECTIONS

From Tiverton follow Rackenford Road to Calverleigh. Go past the Rose and Crown and the village hall turning and take the first turning on your left signposted Templeton. Continue on that road and keep right signposted Templeton. You will pass the village hall on your left-hand side. At Templeton Bridge turn right onto Shell Lane and continue for 90m where The Chapel House is situated on the left-hand side.



The Chapel House, EX16 8BR

Approximate Gross Internal Floor Area = 105.8 sq m / 1139 sq ft
 Garage Area = 11.2 sq m / 121 sq ft
 Total Area = 117.0 sq m / 1260 sq ft

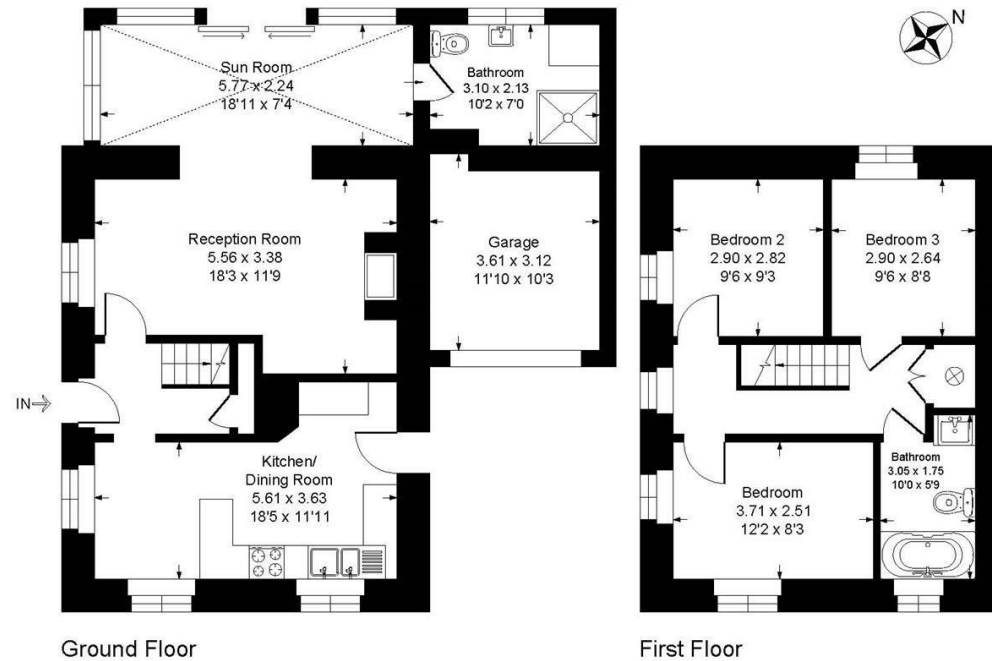


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

19 Bampton Street, Tiverton, Devon, EX16 6AA

tiverton@stags.co.uk

01884 235705