



Otter Croft & Taw Valley Garage



Chulmleigh 1.7 miles Eggesford Station 1 mile South Molton 10 miles Crediton 13 miles

An individual, detached bungalow, large workshop / garage that may suit a variety of uses or potential development/conversion (stp), complimented by large areas of parking.

- 2 Double Bedrooms
- Extensive 66ft Workshop / Garage
- Development Potential (stp)
- Living Room
- Kitchen
- Family Bathroom
- Parking For Multiple Vehicles
- Council Tax Band 'C'
- Freehold
- NO ONWARD CHAIN

Guide Price £365,000

Situation

Located in the heart of the Taw Valley, with no near neighbours, Otter Croft is surrounded by beautiful open countryside and woodland. The nearest settlement is the popular town of Chulmleigh (1.7 miles). Chulmleigh offers an excellent range of amenities, including; a health centre, dental surgery, newsagent, Post Office, bakery, pubs, café, as well as other independent and artisan shops and businesses. Schooling from primary to secondary level is available at the highly regarded primary and academy schools. There is an 18 hole golf course, cricket club and sports centre.

The larger town's of South Molton and Crediton are approximately 10 miles to the north. and 13 miles to the south, respectively. The cathedral city of Exeter is approximately 23 miles to the south. A rail link between Barnstaple and Exeter is available via Eggesford Station, approximately 1 mile away and high speed rail links to London Paddington are available from Exeter and Tiverton Parkway.

Description

Otter Croft's elevated position allow for magnificent views over river meadows, the River Taw and the picturesque countryside beyond. Although the property occupies a rural setting, the boundary conveniently borders the A377, a lesser-used arterial route between Barnstaple and Exeter, allowing quick access to local amenities. Built in the 1990's, Otter Croft is a two bedroom, detached bungalow offering well considered accommodation and a southerly aspect. The large building/workshop (Taw Valley Garage) is currently being used as an MOT testing station and an automotive repair and service facility. The outside space has been arranged to be low-maintenance, accompanied by parking for multiple vehicles.

Accommodation

The part glazed front door opens into the HALLWAY, with space for hanging coats, large storage cupboard, utility cupboard with plumbing for white goods and doors to all principle accommodation. The LIVING ROOM, is double aspect, with a wealth of space for sitting and dining and enjoys outstanding views through the double doors, separated by a breakfast bar from the open KITCHEN, fitted with a range of modern base units, contrasting worktop and matching wall units, stainless steel sink/drainer, inset Whirlpool electric hob/hood over, inset stainless steel, fan/oven, space for American style fridge/freezer. There are TWO DOUBLE bedrooms, The master bedroom and a smaller double room, both enjoying southerly views.. The family bathroom comprises a white suite; panelled bath with shower over, pedestal basin and WC.

Workshop / Garage

Currently used as an automotive service/repair centre and MOT testing station, the workshop may suite a variety of uses, either domestic or commercial (stp). The main workshop space is in excess of 66ft in length, with a large roller-door at one end and large bi-fold doors at the other, both allowing vehicular access. The remainder of the accommodation is dedicated to office and storage but is easily adaptable, there is also a WC. In 2017 the previous owner sought permission to convert the building into two bungalows, this was refused at the time but there may be future development potential (stp).

Outside

Behind the bungalow is a pleasant, private and level garden, mainly gravelled, with paved patio and post and rail fencing, allowing for unobstructed views. To the left of the bungalow, is a large garden shed and parking for multiple vehicles. Either side of the workshop / outbuilding, there are large areas of hardstanding, allowing for excellent access into the workshop and extensive parking.

Services

Mains electricity, private water supply (via borehole) and private drainage (Sewage treatment plant). Oil fired central heating via radiators. Full double glazing throughout. Mobile coverage from all major networks. Standard and ultrafast broadband available.

Viewing

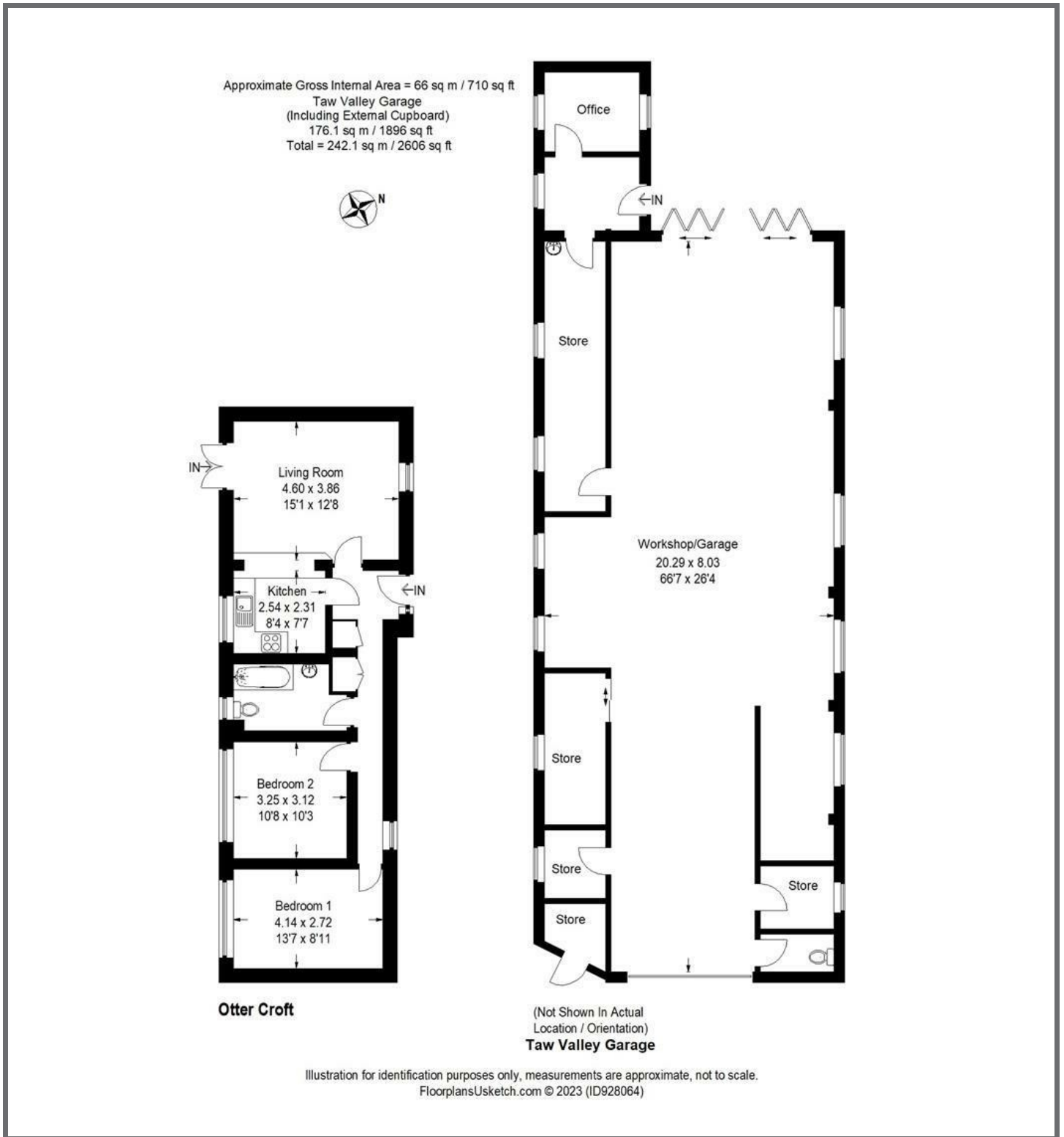
Strictly by confirmed prior appointment please through the sole selling agents, Stags on: 01769 572 263.

Directions

Otter Croft & Taw Valley Garage are located south of the small town of Chulmleigh and on the southern side of the A377, between Leigh Cross and Eggesford Station. Please be aware, the postcode indicates the property is 0.2 of a mile north of its actual location but on the same road (A377).

What3words /// hawks.causes.detriment





These particulars are a guide only and should not be relied upon for any purpose.

29 The Square, South Molton, EX36 3AQ



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		100
(81-91) B			
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

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