



T H E O L D R E C T O R Y

The Old Rectory

Chulmleigh, Devon EX18 7BS

- Exeter 22 miles (Airport 32 miles)
- South Molton 11 miles
- Tiverton 21 miles (Parkway 28 miles)

A truly magnificent former Rectory with ancillary accommodation, stunning gardens and grounds together with outstanding facilities in a superb setting on the edge of Chulmleigh with uninterrupted views across the Little Dart Valley

- Beautifully presented and well-proportioned accommodation over three floors
- Reception Hall, Drawing Room, Sitting/Dining Room, Kitchen/Breakfast Room and Catering Kitchen
- 9 Double Bedrooms (8 En-Suite)
- Attractive rear courtyard with facilities including large dance/yoga/pilates studio, games room/gym, snooker room, laundry room, plant room and study/office
- Two self-contained studios providing ancillary accommodation
- Attractive mature landscaped gardens with mature, rare specimen trees, croquet lawn, fascinating Grade II listed grotto and large greenhouse
- Excellent heated swimming pool complex and tennis court
- Pasture paddock
- In all about 5.41 acres





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Situation & Amenities

The Old Rectory is privately set in a wonderful, south-facing position on the edge of the small but thriving town of Chulmleigh. The town offers a good range of amenities which include a health centre, dentist, shops and schooling to secondary level together with an 18-hole short golf course. Eggesford railway station is only two miles from the property and provides a regular service to Exeter and Barnstaple on the Tarka Line.

The surrounding countryside is typical rolling Devon landscape and the property is within easy motoring distance of Exmoor National Park to the north and Dartmoor National Park to the south, both renowned for their spectacular scenery and excellent walking and riding. The North Devon coast, with its dramatic rugged coastline, scenery and beaches is also within easy reach.

The regional centre of Barnstaple is approximately 17 miles to the north west and offers an excellent range of amenities whilst the thriving Cathedral and University City of Exeter is approximately 22 miles to the south. Exeter Airport is about 32 miles and provides a regular domestic service to London City Airport and beyond.

The Old Rectory

Built in the 19th Century, the Old Rectory is a very impressive, unlisted country residence and exhibits many fine period features typical of its era. The principal rooms are bright and spacious with impressive high ceilings and generous proportions.

The spacious PORCH and very impressive RECEPTION HALL set the tone for the rest of the house with its high ceiling and grand, carved staircase providing a welcoming arrival.

Off the hall, the DRAWING ROOM and SITTING/DINING ROOM are both very well-proportioned rooms with high, shuttered bay windows providing a superb outlook over the gardens to the valley beyond. Wide double doors also link the two rooms and provide an open-plan arrangement if required.

Off the sitting/dining room is the KITCHEN/BREAKFAST ROOM which is attractively fitted with a range of modern units with wooden worktops, Stanley range cooker and dishwasher. There is a large pantry and door to the side garden.

Beyond the kitchen and also accessed from the main hall is a REAR HALL with doors off to a CLOAKROOM, large WINE CELLAR and the well-equipped CATERING KITCHEN.

The impressive staircase rises to the FIRST FLOOR and its central LANDING provides access to FIVE DOUBLE BEDROOMS which all have impressive EN-SUITE BATH/SHOWER ROOMS and a DRESSING ROOM. The two bedrooms to the front are arguably the most noteworthy with their far-reaching views over the gardens and valley beyond.

The spacious SECOND FLOOR LANDING leads off to a further FOUR DOUBLE BEDROOMS with three having EN-SUITE BATH/SHOWER ROOMS. The two south-facing bedrooms take full-advantage of the views from the house.





The Rear Courtyard

Set to the rear of the main house is an attractive three-sided courtyard formed from the original coach house to the property. The original building has been very skilfully converted and extended to provide excellent ancillary facilities to the main house as well as two self-contained units of accommodation.

On the ground floor of the west and north elevations is a LAUNDRY ROOM, PLANT ROOM, GYMNASIUM/GAMES ROOM and STORE ROOM whilst on the FIRST FLOOR is a superb GAMES/SNOOKER ROOM with full-size snooker table and a very large DANCE/YOGA/PILATES STUDIO with an adjoining TREATMENT ROOM, KITCHENETTE and SHOWER ROOM. There is also a HOME OFFICE/STUDY.

The Ancillary Accommodation

The eastern elevation of the rear courtyard has been converted and extended to form two additional units of ancillary accommodation.

The COBBLED ROOM is now a large double BEDROOM with a spacious EN-SUITE BATHROOM. Off the bedroom is a HALL with stairs up to a KITCHEN AREA with doors into the snooker room and into a spacious STUDIO/LIVING ROOM.

The appealing STUDIO lies to the rear and comprises a well-proportioned open-plan LIVING/DINING ROOM with KITCHENETTE and SHOWER ROOM. A spiral staircase leads up to a lovely MEZZANINE BEDROOM with walk-in wardrobe and EN-SUITE SHOWER ROOM. Wide glazed sliding doors lead to a private area of decking (with outside bath) and garden.

The Gardens and Grounds

The Old Rectory is approached through a pillared entrance (Gatepiers Grade II listed) with powered double wrought iron gates and a driveway leads to a large gravelled parking and turning area next to the house. The mature landscaped gardens include numerous specimen trees and are a stunning feature of the property and complement the house perfectly whilst ensuring total privacy. On the eastern side is a level, lawned garden together with a paved area and pergola that provides a perfect area for outdoor entertaining.

Below the house is a beautiful Italianate style garden with central fountain and a fascinating feature is the grotto, which along with the balustrade, steps and wall is Grade II listed. The grotto forms part of a Victorian rainwater storage system. There is an enclosed, level croquet lawn and the well-established gardens have a wide variety of specimen trees and shrubs with attractive pathways leading through the grounds.

Tucked away to the east of the house is a magnificent GREENHOUSE and useful storage BARN.

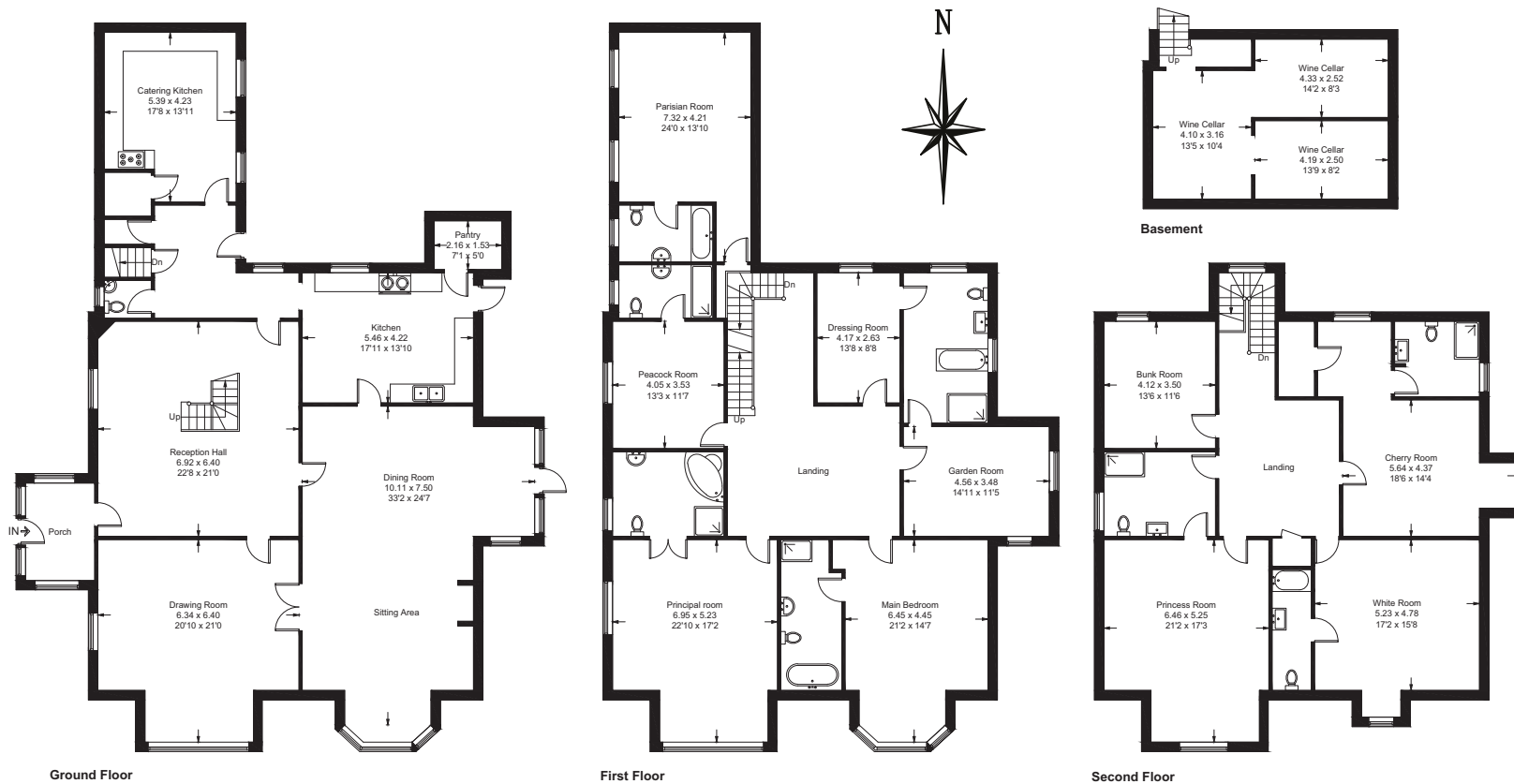
The highly attractive SWIMMING POOL COMPLEX is a stunning aspect of the property and has a very appealing Mediterranean ambiance. There is also a SAUNA ROOM and PLANT ROOM.

Set below the swimming pool is an enclosed TENNIS COURT and the remainder of the grounds comprise a sloping pasture paddock. In all the property extends to about 5.41 ACRES.

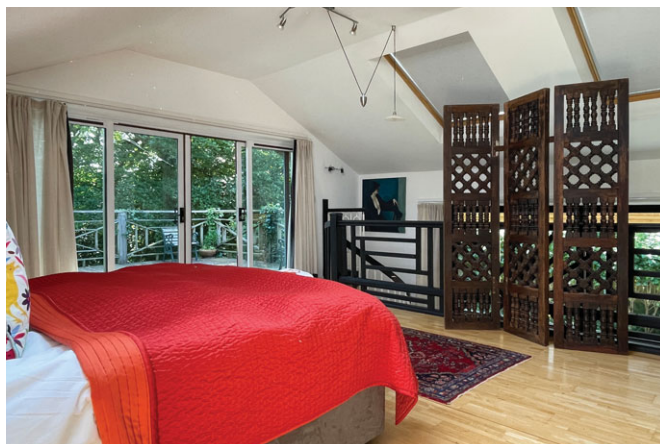


The Old Rectory

Approximate Gross Internal Area
The House = 616.8 sq m / 6639 sq ft

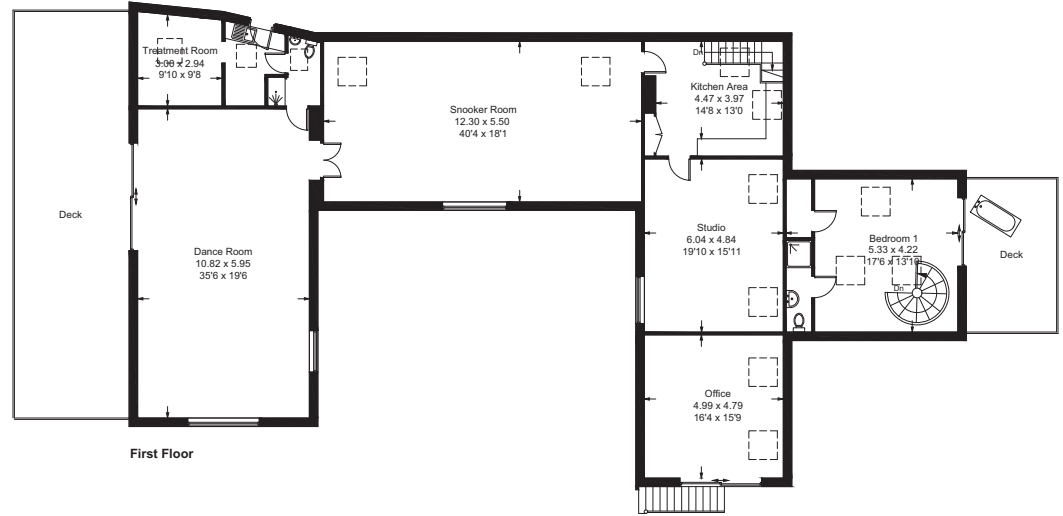
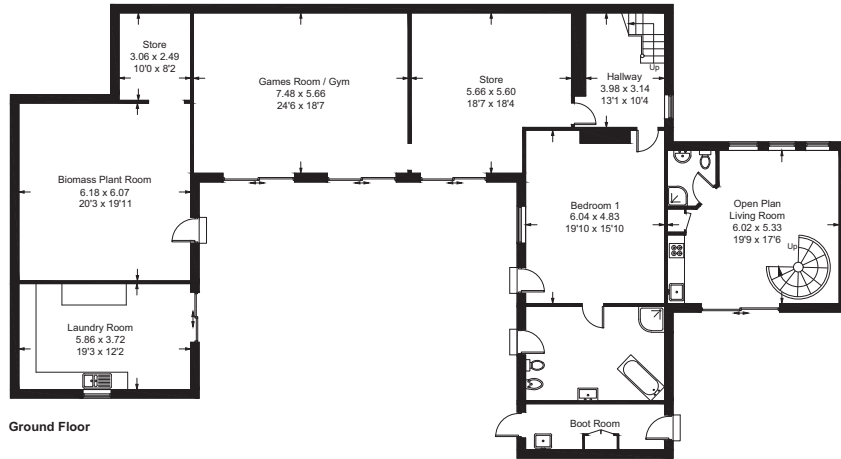


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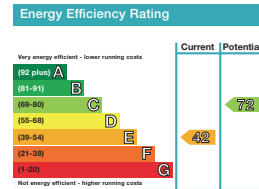


The Old Rectory Courtyard

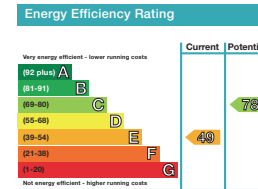
Approximate Gross Internal Area
Courtyard = 498.8 sq m / 5369 sq ft



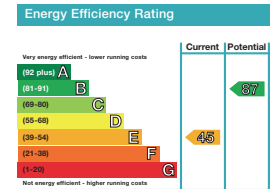
The Old Rectory



The Courtyard



The Studio



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Commercial Potential

It is considered that whilst The Old Rectory would make a wonderful family home it also has much scope for commercial use or income generation. Currently the house is occasionally let as high-end holiday accommodation but the property also offers attractive credentials for use as a wellness retreat, wedding venue or similar, subject to the necessary consents.

Services

Mains and private water supplies, mains electricity, private drainage. Wood pellet fired central heating. Oil-fired and Solar heating to the pool.

Local Authority

North Devon Council. Council Tax Band G

Tenure

Freehold

Viewing

Strictly by confirmed prior appointment through the sole selling agents, Stags on 01769 572263.

Directions

From the centre of Chulmleigh in the Square, continue into Fore Street. Follow the road around to the left and the gates to The Old Rectory will clearly be seen after a short distance.

Disclaimer

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



