



Copper Beech



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Eggesford, Chulmleigh, Devon, EX18 7QU

Chulmleigh 4 miles Crediton 14 miles Exeter 21 miles

A spacious bungalow with land set in an outstanding position in the favoured Taw Valley

- Spacious Bungalow (AOC) in a Superb Setting
- Living Room
- Family Bathroom
- Stunning Views over its own land
- Excellent Kitchen/Dining Room
- Three Double Bedrooms (Master with En-Suite and Dressing Room)
- Double Garage, Workshop and useful Outbuilding
- Total About 15.7 Acres

Guide Price £650,000

Situation

Copper Beech is located in a superb, commanding setting with a wonderful outlook across its own land running down to the banks of the river Taw at Eggesford. Local amenities are available in the small town of Chulmleigh, which offers a good range of services including a variety of shops, places of worship, post office, health centre together with primary and secondary schooling.

The picturesque Exeter to Barnstaple railway, The Tarka Line, is only a short distance at Eggesford Station. The Cathedral City of Exeter is some 21 miles distant to the south east and offers all the facilities and amenities you expect from a Cathedral City with access to the M5 motorway and Exeter airport.

Description

Copper Beech is a superbly located bungalow offering exceptionally spacious accommodation with high ceiling heights and is presented in good decorative order. Fine views are enjoyed over its own land down to the river Taw with the whole property amounting to about 15.7 acres in total.



Accommodation

An enclosed GLAZED PORCH with a tiled floor and a glazed door leads into a large, central HALL with a built-in double wardrobe and a former CLOAKROOM with plumbing for WC and hand basin. The UTILITY ROOM has a stainless steel double drainer sink unit with mixer tap and cupboards below and plumbing for washing machine. Off the utility is the BOOT ROOM with door to the outside.

The former kitchen and dining room have been amalgamated to now form a superb, open-plan KITCHEN/DINING ROOM. The kitchen area is fitted with a superb range of units with 1½ bowl sink unit and integrated appliances include two electric ovens, induction hob with hood over and a built-in fridge freezer. The dining area has a slate fireplace with timber mantel.

The double aspect LIVING ROOM has stunning views across the valley, sliding patio doors to outside and a fireplace with inset multi-fuel stove.

There are THREE DOUBLE BEDROOMS with two of the bedrooms enjoying the outlook across the valley. The MASTER BEDROOM has a newly fitted EN-SUITE SHOWER ROOM fitted with a modern suite. Off the en-suite shower is a DRESSING ROOM with a built-in double wardrobe with a return door to the hall. The FAMILY BATHROOM is tiled to half height and has a panelled bath, bidet, WC, pedestal wash basin and shower cubicle.

Outside

The property is approached off the country lane that forms the southern boundary onto a good sized parking and turning area and to the attached DOUBLE GARAGE with power and light, and a door into a WORKSHOP with door to outside and CLOAKROOM with WC and hand basin.

There is a area of garden to the western side with a greenhouse, pergola and well stocked shrub and flower beds and to the eastern side is an area of mature woodland garden.

The pasture land lies to the north of the bungalow and comprises one single, level or very gently sloping enclosure running down to the bank of The River Taw. Set on the southern edge of the land, adjacent to the bungalow is a useful, timber framed BUILDING (31'6" x 15'7") with electricity and water connected. In total the property extends to about 15.70 ACRES.

Agricultural Tie

Copper Beech was built in the mid 1970s subject to an Agricultural Occupancy Condition (AOC) as follows:

'The dwelling hereby permitted shall be occupied only by persons employed or last employed full time locally in agriculture as defined by section 290 of the Town and Country Planning Act 1971 and the dependants of such persons as aforesaid.'

Services

Mains electricity, private drainage (Septic tank and soakaway) and private water (borehole). Oil fired central heating via radiators. Standard broadband is available. Mobile coverage from EE, O2 and Three.

Viewing

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

Directions

From the A377 at Eggesford Station proceed over the level crossing. Stay on this road for a short distance and take the next left turn towards the Garden Centre (now closed). The bungalow will soon be found as the next dwelling on the left.

what3words Ref: enough.brains.sketching



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.

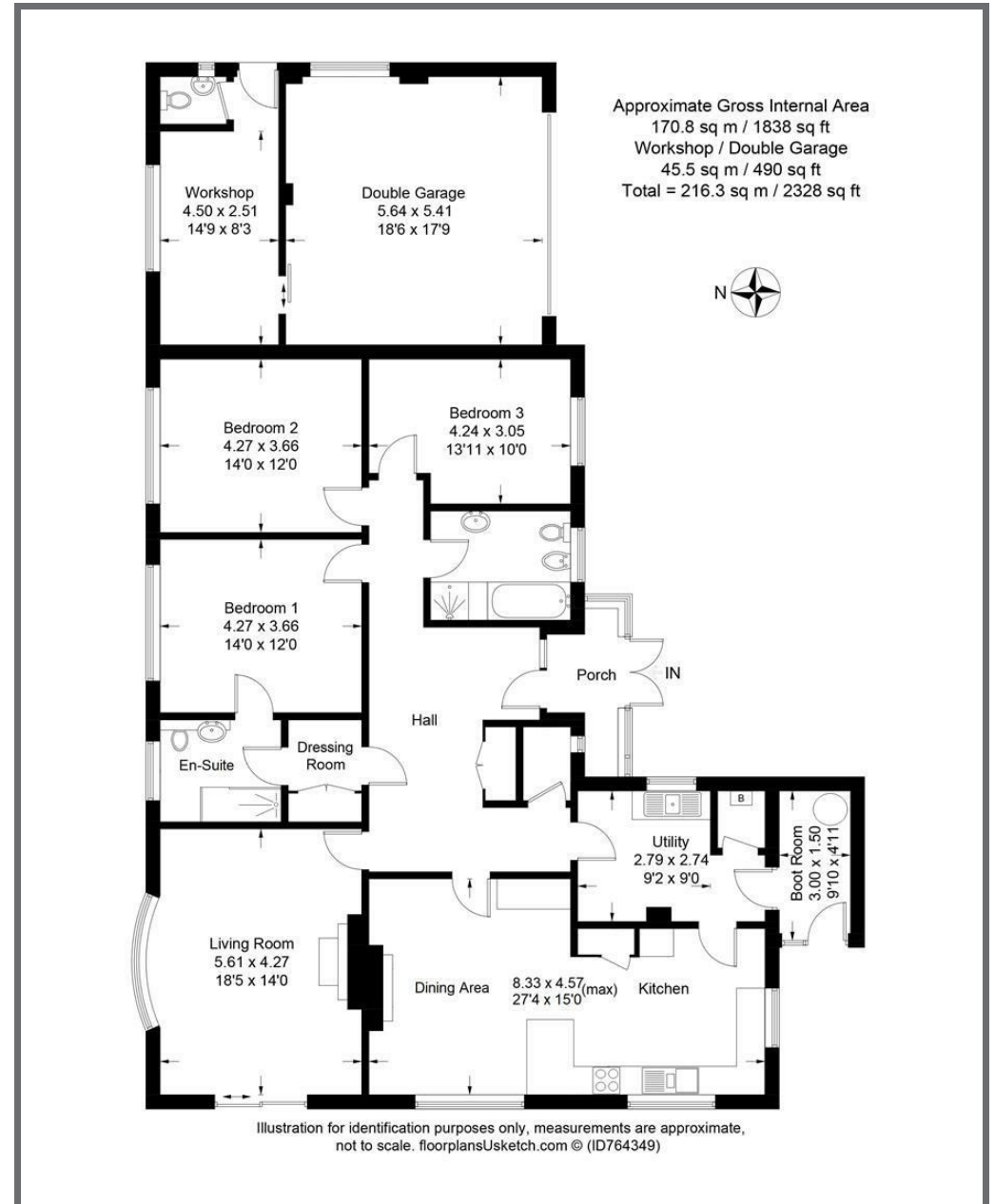


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		37	80
England & Wales		EU Directive 2002/91/EC	

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