



Church Farm







# Church Farm

Ashreigney, Chulmleigh, Devon, EX18 7NB

Chulmleigh 3.5 miles South Molton 13 miles Exeter 25 miles

A beautifully presented and spacious period house with fine far-reaching views over extensive mature gardens and grounds



- Attached period house (not listed)
- Superbly presented throughout
- 2 Bathrooms and Shower Room
- Extensive mature gardens, pasture and woodland
- Freehold
- Extensive accommodation
- 4 Reception Rooms and 5 Bedrooms
- Useful outbuildings including triple garage, workshop and stabling
- Total about 7.1 Acres
- Council Tax Band G

Offers In Excess Of £900,000

Stags South Molton

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### Situation

Church Farm is set in a very tucked away location on the northern outskirts of the village of Ashreigney, which is set on elevated ground between Exmoor and Dartmoor. The village Church dates from the 15th Century and together with the village hall provides a friendly community. Further amenities are available at nearby villages including Burrington and Winkleigh and the small local town of Chulmleigh has a range of further amenities including schooling to secondary level, health centre and a good range of shops. The larger town of South Molton with its further range of amenities and services is about 14 miles and the regional centre of Barnstaple about 16 miles. The Cathedral City of Exeter is only 26 miles. There is a regular train link between Barnstaple and Exeter on the Tarka Line with the nearest station about 3.5 miles away at Kings Nympton.

### Description

Church Farm is a highly attractive period house presented in very good decorative order and is complimented by an attractive and diverse holding of land comprising beautiful gardens, pasture and woodland and amounting to just over 7 acres in total. Believed to date back to the 17th Century with more modern extensions, the house retains many period features including shuttered windows and has scope as a wonderful family home and enjoys a lovely outlook over its gardens and beyond to rolling hills in the distance.

### Accommodation

A large stone PORCH leads into the ENTRANCE HALL with two interesting stone arched fireplaces, one with a wood burning stove and bread oven and the other with a old range. Off to the left is a UTILITY/BOOT ROOM fitted with modern units, ceramic sink, plumbing for washing machine and door to courtyard. The KITCHEN/BREAKFAST ROOM is a large room with a high ceiling and two stone arched recesses, one houses the Aga and the other houses a useful storage cupboard. There is a range of modern, fitted units with polished granite worktops, 4 ring gas hob, plumbing for dish washer, integrated double fridge and freezer, eye level double oven and double wall cupboard. Island unit with granite top and glazed double doors leading to an outside covered area and a west-facing CONSERVATORY. Steps and a stained glass door lead into the INNER HALL with a solid timber floor, stairs to first floor and door to CLOAKROOM with high level WC and wash basin. Glazed double doors into the DINING ROOM with a shelved alcove and glazed double doors to the outside. The SITTING ROOM has a stone arched fireplace with slate hearth and wood burning stove with arched shelved recesses either side with cupboards below. Glazed double doors lead through to the CONSERVATORY with a lovely outlook over the front gardens. The LIVING ROOM has a stone fireplace with timber surround and mantel and arched display recesses either side. Glazed double doors to the front garden. The STUDY has a corner fireplace with marble surround and mantel and tiled inserts,

Turning stairs to the first floor GALLERIED LANDING with doors off to a CLOAKROOM with WC and wash basin. on this floor there are four bedrooms, a shower room and two bathrooms. BEDROOM ONE is a large double with two wardrobe cupboards either side of a chimney breast and BEDROOMS TWO and THREE are both double rooms. The SHOWER ROOM has a tiled shower enclosure and the fully tiled BATHROOM is fitted with a modern suite. In the rear wing is the large BEDROOM FOUR with extensive fitted wardrobes along two walls and a large BATHROOM with roll top, claw foot freestanding bath, pedestal wash basin, WC and tiled shower cubicle.

On the second floor is BEDROOM FIVE a double room and a further staircase leads up to a large LOFT ROOM currently used for storage but with much scope for alternative uses and a further store room with access to the boiler room. At the opposite end is a door into the rest of the loft space.





### Outside

Church Farm is accessed through an impressive pillared entrance with double gates and the driveway continues down to the rear and side of the house where there is plenty of room for parking. There is a timber-framed TRIPLE GARAGE with a WORKSHOP, STORE ROOM and LOG STORE at either end. To the front of the house is a beautiful, south-facing and enclosed formal garden, mainly laid to lawn and planted with a variety of mature trees and shrubs.

The main area of garden lies to the rear of the house and take full advantage of the views from the property. This large area of garden is predominately laid to lawn with a large pond and a wide variety of well-established trees and shrubs. There is an interesting, brick built PUMP HOUSE that provides useful storage and water supply for the gardens. There are two productive kitchen gardens, one with a greenhouse, 4 as well as a chicken run.

There are two very gently sloping PASTURE PADDOCKS, one with a handy range of timber-framed BUILDINGS providing stabling and storage and a sizeable area of mature WOODLAND.

There is direct access onto a public bridleway from the property which leads into mature woodland and beyond.

In total the property extends to about 7.1 ACRES.

### Services and Utilities

Mains electricity and gas. Mains and private water supplies. Foul drainage is to a holding tank (shared with the two neighbouring properties) which is then pumped to the main sewer, with nominal maintenance charges. Standard and superfast broadband available. Mobile coverage from EE & Three.

### Viewing

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

### Directions

From the A377 Taw Valley road and about a mile west of Chulmleigh at Leigh Cross take the turning signposted to Bridge Reeve. Proceed along this road down towards the river, cross over the bridge and at the T junction turn right. Continue along this lane and up the hill into Ashreigney. On reaching the village at the 90 degree left hand bend in the road (Bush Corner) turn right, continue along this lane, pass the first entrance to The Old Rectory and the entrance to Church Farm is shortly thereafter.

What3words Ref: flattery.storms.glorified

### Agent's Note

Church Farm is not a detached property. Attached to the eastern elevation is another impressive residential property 'The Old Rectory' which faces east and therefore has minimal impact on the property.

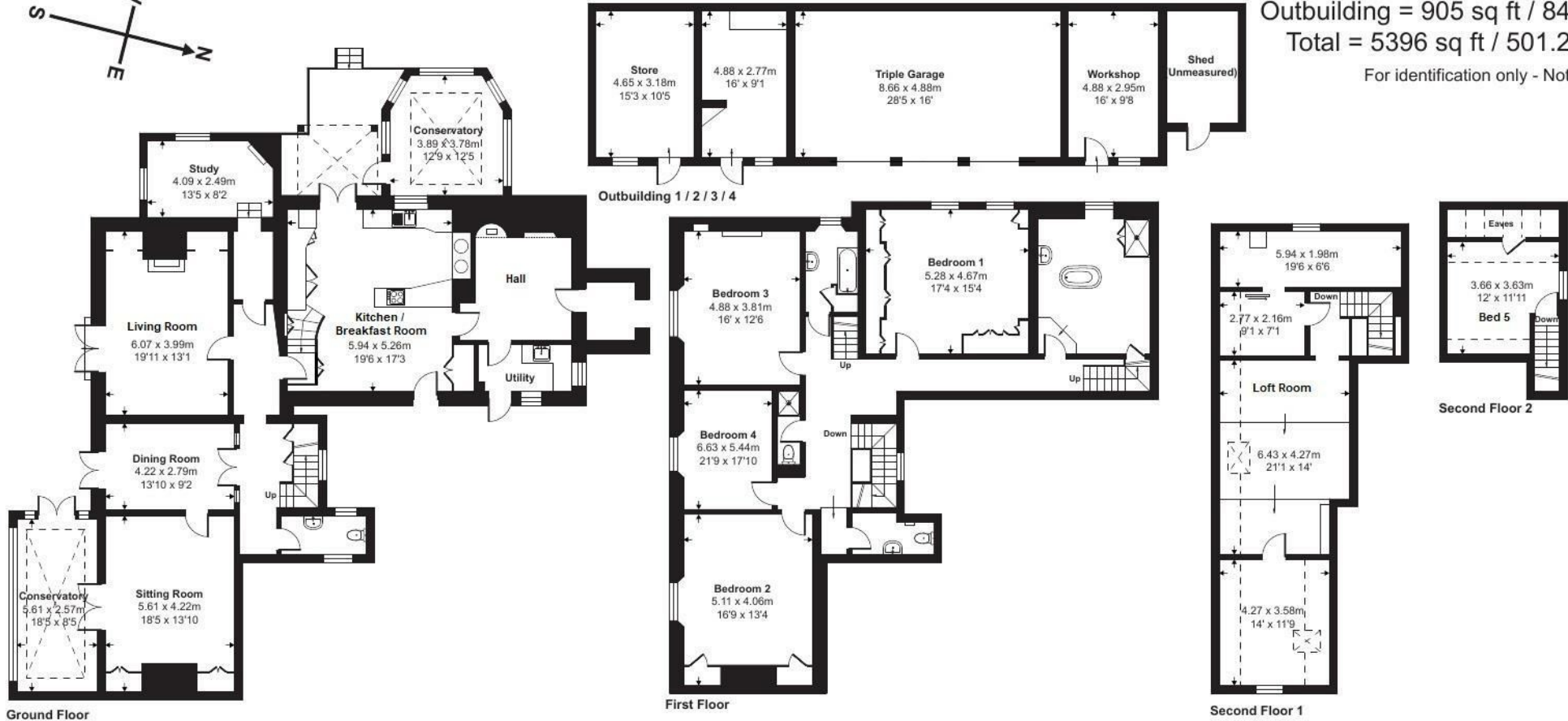
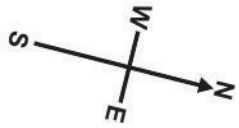
Approximate Area = 4252 sq ft / 395 sq m (excludes shed)

Limited Use Area(s) = 239 sq ft / 22.2 sq m

Outbuilding = 905 sq ft / 84 sq m

Total = 5396 sq ft / 501.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Stags. REF: 1100071



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>63</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



