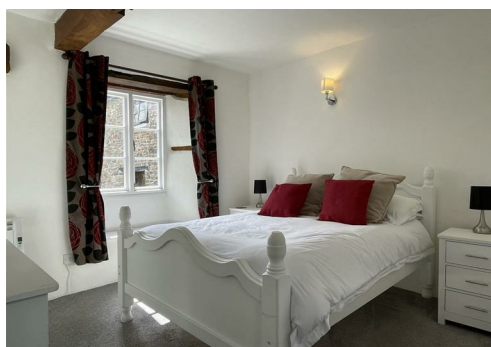




---

2 Moortown



Chawleigh 1 mile Chulmleigh 1 mile

---

## A well-presented mid-terrace barn conversion in a pleasant semi-rural setting

---

- Well presented barn conversion
- Semi-rural setting
- Good amenities close by
- Reverse level accommodation
- Open-plan kitchen and living area
- Double bedroom and shower room
- Enclosed garden and useful stone studio/workshop
- Parking
- Freehold
- Council Tax tbc (previously Band A)

Guide Price £180,000

### Situation

Moortown is set between the small town of Chulmleigh and the village of Chawleigh and was originally a large Barton Farm until the late 1980s when the farmstead of traditional barns was converted into dwellings. Number 2 Moortown is set on the southern edge of the original courtyard and as such has a good outlook over adjacent fields. Chawleigh is only one mile to the east and has a community shop/post office, Church and the Earl of Portsmouth public house. Chulmleigh is also only a mile away and has a further range of facilities and amenities including a health centre, dentist, various shops and pubs and an 18 hole short golf course. The Cathedral City of Exeter is about 23 miles. Eggesford Station which lies on the picturesque Exeter to Barnstaple railway, The Tarka Line, is only about 2½ miles. The property is approximately equidistant between Exmoor and Dartmoor National Parks and there is also a wide array of forestry walks and outdoor pursuits available in the local area. The renowned North Devon Coastline with its wide sandy beaches is within easy reach by car.

### Description

2 Moortown is an attractive, mid-terrace barn conversion, forming part of a development of similar properties converted around 35 years ago. The property is presented in good decorative order throughout and has the benefit of an enclosed garden with an attractive outlook.

### Accommodation

A glazed front door leads into the ENTRANCE HALL with stairs to the first floor. A door leads into a SHOWER ROOM fitted with a tiled shower cubicle and mixer shower, WC, pedestal wash basin with mirrored cabinet over and heated towel rail. The DOUBLE BEDROOM has a window seat and exposed beams, under stairs storage cupboard and a glazed door to the garden. On the FIRST FLOOR there is a double aspect and open-plan KITCHEN/LIVING/DINING ROOM. The kitchen area is fitted with a range of modern wall and floor units with worktop over, sink unit and integrated appliances include a

fridge, electric oven and hob with hood over and plumbing for washing machine.

### Outside

To the rear is a pretty, enclosed garden with a paved patio, gravelled area and a cobbled path to a front gate. The garden is planted with a variety of shrubs and plants. To the front and adjacent to the main door is a useful stone OUTBUILDING that provides extra storage/studio space. There is a dedicated parking space a short distance from the property.

### Services and other information

Mains electricity and water. Shared private drainage system (sewage treatment plant). Communal areas are managed by Moortown Management Company. The current annual cost is £350 per annum. Mobile coverage is available outside from all major providers. Standard Broadband is available.

### Viewing

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

### Directions

Moortown lies equidistant between Chulmleigh and Chawleigh. From the A377, at Eggesford Station, take the turning onto the B3042 signposted to Chawleigh and Witheridge. Stay on this road for 1.8 miles and at Hollowtree Cross turn left towards Chulmleigh. The entrance to Moortown will be found after another half a mile or so on the left. Continue down the driveway and at the end the parking space for No.2 will be clearly seen in front of you. The property is only a very short walk along the lane to the right. What3words Ref: elated.screen.highways



Approximate Gross Internal Area = 43.7 sq m / 470 sq ft

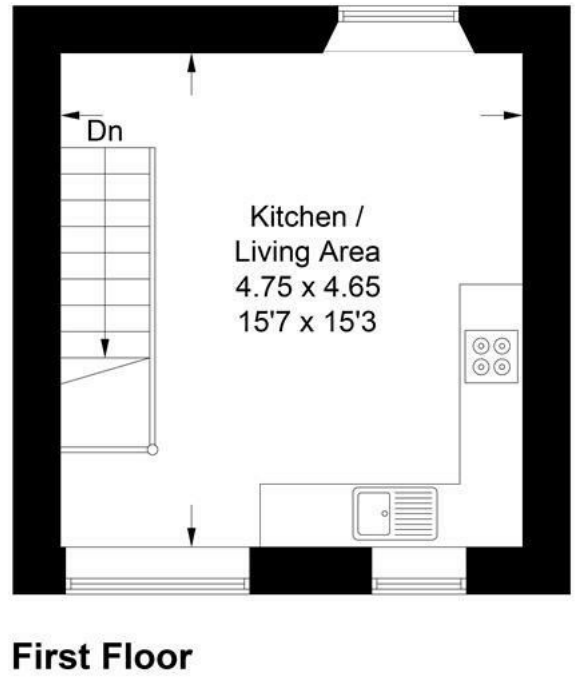
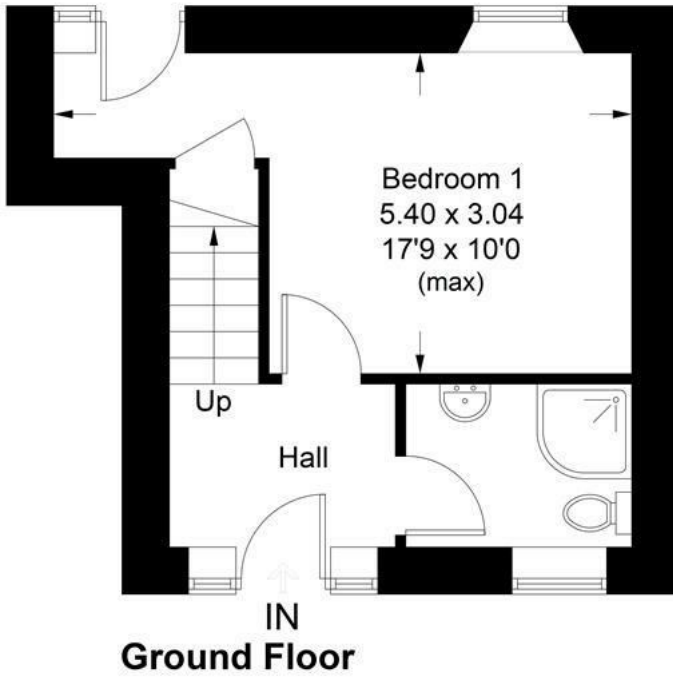


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1076160)

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
(92-100) A	(81-91) B		80
(69-88) C	(55-68) D	50	
(50-68) E	(35-50) F		
(1-49) G			
Net energy efficient - higher rating costs			
England & Wales		EU Directive 2002/91/EC	

29 The Square, South Molton, EX36 3AQ

01769 572263

south-molton@stags.co.uk

stags.co.uk