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The Green



South Molton 12 miles Exeter 25 miles

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## An attractive and well-presented Georgian town house with enclosed gardens

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- Attractive Grade II Listed Georgian House
- Sitting Room
- Dining Room
- Kitchen
- Wet Room
- Rear Porch/Conservatory
- 3 Bedrooms and Bathroom
- Enclosed Gardens
- Council Tax Band E
- Freehold

Guide Price £379,950

### Situation

The Green is located in the heart of the much sought after small town of Chulmleigh and is set just across from the Parish Church. The town is set on the eastern side of the highly attractive Taw valley amongst some of Devon's most spoilt countryside. The town has a thriving community and offers excellent day to day facilities including post office, shops, churches, good primary and senior schooling and popular 18 hole short hole golf course.

The larger market town of South Molton is about 12 miles to the north and offers a further range of amenities. About 21 miles to the east is Tiverton and Junction 27 on the M5 is a further seven miles where there is also a station on the Paddington line at Tiverton Parkway. To the south, the Cathedral City of Exeter is about 25 miles and also offers direct access onto the M5 motorway as well as an airport and main line railway station with intercity rail service to London Paddington. There is also a sprinter branch line service running along the Tarka Line from Exeter to Barnstaple through Eggesford or Kings Nympton station within a short distance of the property.

### Description

The Green is a delightful and well-presented Georgian property and is only a few level steps from the Chulmleigh's main amenities. The accommodation has been tastefully modernised and is presented in very good decorative order throughout while still retaining a host of features typical of its age. The house is complemented by charming rear gardens and views over Chulmleigh Golf Course to the rear.

### Accommodation

The Front door leads into an ENTRANCE LOBBY with a decorative tiled floor with another door into the HALL with stairs to the first floor and doors off to the remaining ground floor rooms. The DINING ROOM has engineered oak flooring, shuttered sash window and a brick fireplace with a Morso wood-burning stove on a slate hearth. There are built-in full height cupboards to either side of the fireplace. An opening leads through to the KITCHEN which has an attractive outlook over the garden and is fitted with a range of matching wall and base units with resin-bonded granite worktops and Franke sink and drainer. Electric 3 oven Aga and plumbing for dishwasher and washing machine. A door leads through to the REAR PORCH/CONSERVATORY which has a lovely outlook over the rear garden. Returning to the main hall, a door leads into the front LIVING ROOM with brick fireplace and wood-burning stove on a slate hearth and part glazed storage and display cupboards to either side. A shuttered sash window overlooks the front. Also off

the hall is the WET ROOM (installed in 2022) and is fitted with a vanity wash basin, WC, heated towel rail, power shower and under-floor heating.

On the FIRST FLOOR is a GALLERIED LANDING with space for study area in front of a traditional stained glass window. BEDROOM ONE is a double room with window overlooking the front and built-in cupboards and drawers each side of the chimney breast. BEDROOMS TWO and THREE are both double rooms with sash windows overlooking the front. There is a separate WC and FAMILY BATHROOM with panelled bath with power shower over, pedestal wash basin and heated towel rail.

### Outside

An archway leads through to the rear where there is allocated parking.

The rear garden is enclosed by stone walling and timber fencing and is mainly laid to lawn and planted with a wide variety of mature shrubs and trees including an impressive Magnolia. There is a greenhouse, gravelled seating area, stone-built store shed and an area of raised decking adjoins the rear of the house which provides plenty of room for sitting out and enjoying the evening sun.

### Services and Additional Information

Mains water, electricity and drainage. Oil fired central heating.

Mobile phone coverage available from all major suppliers likely. Broadband up to superfast available (Ofcom).

### Viewing

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

### Directions

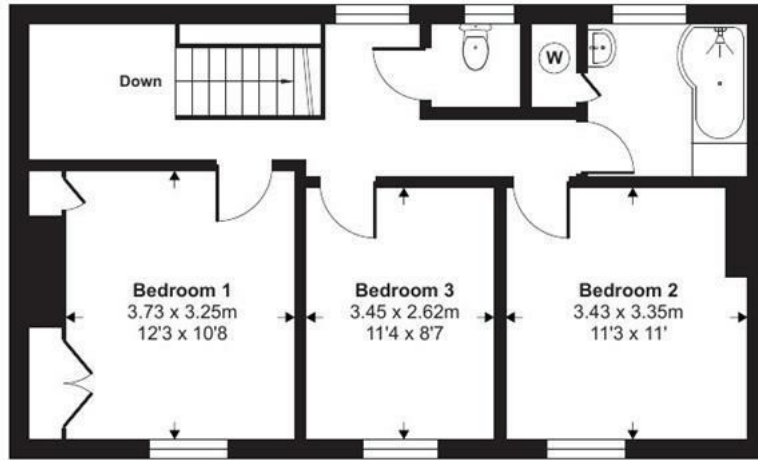
From the centre of Chulmleigh, opposite the Red Lion public house, take the turning into New Street. After a short distance The Green will be found set back on the right.

What3words Ref: tracks.moss.boast

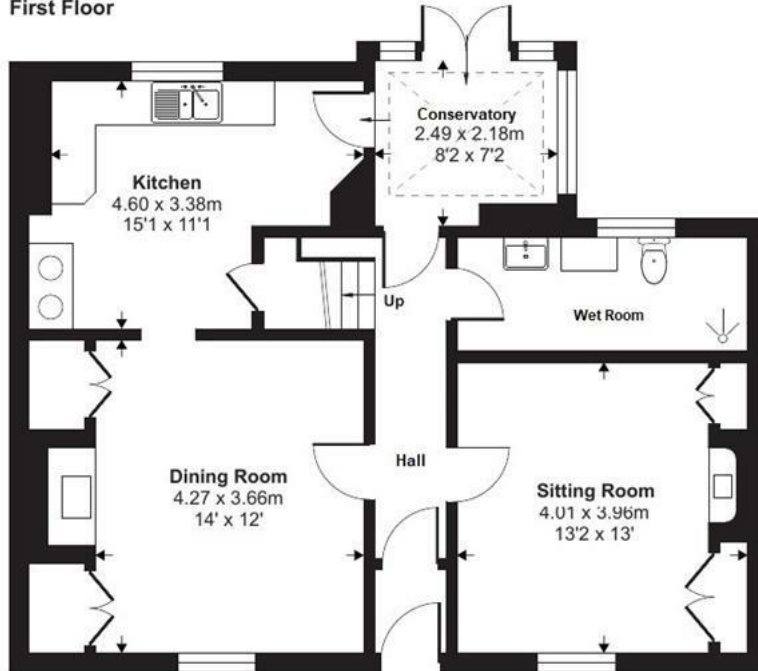


Approximate Area = 1369 sq ft / 127.1 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1126437

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Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E			
(21-38) F		21	
(1-20) G			
Net energy efficient - higher rating code			
England & Wales		EU Directive 2002/91/EC	10

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