



Castan





# Castan

2 Chestnut Court, Chawleigh, Devon, EX18 7HH

Chulmleigh 2 miles Exeter 24 miles Crediton 15 miles

A beautifully presented and spacious barn conversion set on the edge of the village

- Kitchen/Breakfast Room
- Dining Room
- 26' Sitting Room
- Four Bedrooms (Master En-Suite)
- Family Bathroom
- Large Car Port
- Enclosed Gardens and Parking
- Fine Views
- Council Tax Band D
- Freehold

Guide Price £495,000

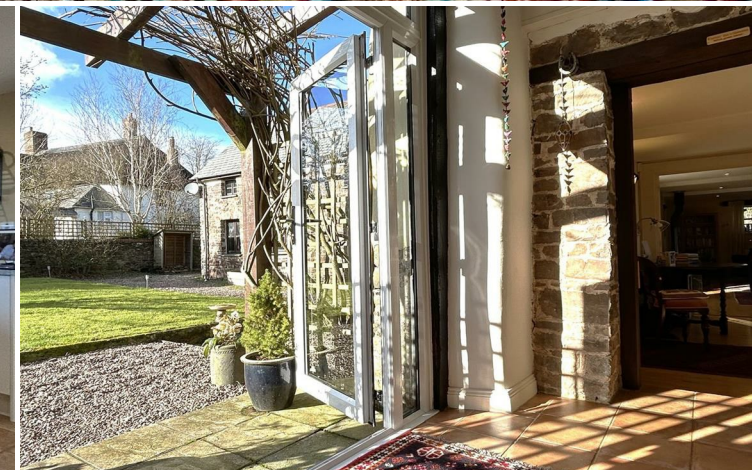
## Situation

Castan is set on the eastern edge of the village of Chawleigh which has a post office/stores, public house and church. The small town of Chulmleigh is only two miles and has further range of shops and schooling to secondary level at Chulmleigh Academy. Both Chulmleigh and Chawleigh lie on the eastern side of the beautiful Taw Valley, an area renowned for its stunning scenery and rolling unspoilt countryside and the property is ideally situated to take advantage of the many country and woodland walks in the area. The property is also within easy reach of Eggesford railway station situated on the Tarka Line with a regular service between Exeter and Barnstaple.

The market towns of South Molton and Tiverton are about 10 miles and 17 miles respectively and from Tiverton there is a dual carriageway access to the M5 motorway at Junction 27 where Tiverton Parkway railway station offers a main line service to London Paddington.

## Description

Believed to have been converted about 20 years ago, Castan forms part of an attractive development of four barn conversions set on the edge of the village. Castan itself is a particularly impressive and spacious property with some well-proportioned rooms and is superbly presented throughout.





### Accommodation

The front door leads directly into the KITCHEN/BREAKFAST ROOM which has a tiled floor and is fitted with an excellent range of modern units with polished granite work tops, double bowl ceramic sink with mixer tap, electric AGA, integrated dish washer, electric cooker point and recess for fridge freezer. A wide opening leads into the UTILITY ROOM which is fitted with a further range of units, stainless steel sink, plumbing for washing machine and tall storage cupboard. The INNER HALL has a tiled floor, glazed double doors to the outside and a door into the CLOAKROOM with WC and wash basin. The DINING ROOM has wood flooring, double doors to the garden, stairs to first floor (under stairs cupboard) and an feature glass screen and glazed doors through to the impressive SITTING ROOM with an oak floor, a new wood burner set on a slate hearth. four display niches and glazed doors to the outside.

On the FIRST FLOOR an initial galleried landing has fitted book shelving along one wall. The main long LANDING, part galleried over the inner hall below, has two built-in linen cupboards. The MASTER BEDROOM ONE is a double room with exposed roof timbers and a fitted triple wardrobe and an EN-SUITE SHOWER ROOM with shower cubicle, WC and vanity wash basin. BEDROOM TWO is a double room with exposed roof timbers and fine views. BEDROOM THREE is also a double room with exposed roof timbers and BEDROOM FOUR is a single room with built in wardrobes, part exposed stone walling and roof timbers. The FAMILY BATHROOM is fitted with a modern suite of panelled bath, WC, vanity wash basin, and heated towel.

### Outside

The property is approached initially over a shared driveway that in turn leads into a private, gravelled driveway that leads to the rear of the barn and to the large CAR PORT. This was originally the 'round house' to the barn and now provides a very useful area outside the front door. There is a range of timber storage cupboards along the rear and further fitted wall cupboards.

To the side and rear of the car port is a private, enclosed garden, mainly laid to lawn surrounded with well-stocked flower and shrub beds and there is a paved seating area. There is also a productive vegetable garden with two raised beds and a lean-to GREENHOUSE.

The barn forms part of a development of four barn conversions set around a central area of communal garden, mainly laid to lawn with a wide gravelled path around the edge.

### Services and other information

Mains water, electricity and drainage. Oil fired central heating, mainly via radiators with underfloor heating to the bathroom and the en-suite.

A solar PV array is fitted to the roof of the car port.

Mobile - Inside limited from EE and O2, outside likely from all major providers (Ofcom).

Broadband - Standard and superfast available (Ofcom).

### Viewing

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

### Directions

From the A377 at Eggesford Station take the turning opposite the station signposted to Chawleigh onto the B3042. Follow this road for approximately two miles and at Hollowtree Cross keep right towards Chawleigh. Drive into the village and take the second turning left with the Earl of Portsmouth Arms on the left hand side. Continue along this road and just after the large thatched house on the right, bear right into Blackwalls Lane. Take the first right turn and the property is immediately on the right.

what3words: pets.homecare.save





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		84
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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