



The Roost

The Roost, Chawleigh, Chulmleigh, EX18 7HT



Chulmleigh 3.5 miles Crediton 10 miles
Exeter 19 miles

In a very pleasant rural setting, an appealing and well-presented barn conversion with delightful enclosed gardens

- Appealing mid-terrace barn conversion
- Living Room
- Kitchen/Dining Room
- Utility/Cloakroom
- Three Bedrooms and Bathroom
- Front garden and delightful enclosed garden to the rear
- Garden Room/Studio
- Parking
- Freehold
- Council Tax Band B

Guide Price £350,000



Situation

The Roost forms part of a range of attractive barn conversions of a former traditional farmstead lying approximately mid-way between the villages of Lapford and Chawleigh. Lapford is only one and half miles away and offers a good range of amenities including an excellent village shop/service station, public house, primary and pre-school and village hall. The A377 runs just to the other side of the village and provides excellent road communications to Crediton and Exeter to the south and Barnstaple to the north. There is also a railway station at Lapford on the Tarka Line that runs between Exeter and Barnstaple. The smaller village of Chawleigh is also one and a half miles and offers a village shop/post office, public house and village hall. Two miles beyond is the small town of Chulmleigh and has a range of shops and schooling to secondary level at Chulmleigh Academy.

The market towns of Crediton and South Molton with their further range of amenities are about 10 and 12 miles respectively and Exeter is 19 miles.

Description

The Roost is a mid-terrace conversion of traditional stone and cob construction under a slate roof and forms part of a former traditional farmstead that was converted into five attractive dwellings around 2001/2002 with all the conversions enjoying attractive views over rolling farmland. The accommodation will be found in good decorative order throughout and there are delightful gardens, particularly to the rear where there is also a recently erected studio/garden room.

Accommodation

A part glazed front door leads into a double aspect LIVING ROOM with a tiled floor, exposed beams and a wood-burning stove on a paved hearth. Glazed double doors lead into the rear gardens. Off this room is a CLOAKROOM/UTILITY with WC, vanity wash basin and space for dryer. The double aspect KITCHEN/BREAKFAST ROOM also has a tiled floor, exposed beams and is fitted with a modern range of units under granite effect worktops, stainless steel sink with mixer tap, integrated dishwasher, fridge, freezer and built-in electric oven with 5 ring LPG hob over and hood. Space and plumbing for washing machine. Tall unit with built in microwave.

From the living room, turning stairs lead to the FIRST FLOOR. There are THREE BEDROOMS with BEDROOM ONE being a double aspect room with oak flooring, vaulted ceiling with exposed roof timbers and fine views. BEDROOM TWO is also a double room with semi-vaulted ceiling and exposed

timbers. BEDROOM THREE is a single room with semi-vaulted ceiling and exposed roof timbers. The BATHROOM has a tiled floor and is fitted with panelled bath in a tiled surround with mixer shower attachment, vanity wash basin, WC and tiled shower cubicle.

Outside

At the front of the property is a gravelled parking area for two vehicles with further parking space close by. A gravelled path leads through an area of lawn with two trees and steps lead down to a gravelled and paved area with timber framed shed housing the oil tank.

To the rear is a good-sized, fully-enclosed and well-maintained garden with fine views away over rolling hills. Initially a paved patio adjoins the cottage and has a useful timber-framed garden shed. A lawn and paved path lead away from the patio and there is a recently erected (April 2024) GARDEN ROOM/STUDIO (12'10" x 6'11"), insulated and with power and light connected. The gardens continue past the studio to two vegetable beds and on to a paved area at the end of the garden where there is a GREENHOUSE (8' x 6') and a useful STORE SHED (10'10" x 6'7").

Services

Mains electricity and water (metered). Oil-fired central heating (new boiler fitted March 2023). Private drainage system (shared sewage treatment plant). Mobile coverage is likely outside and limited inside (Ofcom). Broadband - Standard is available (Ofcom). Airband (100 mbps download) is currently used by the owners.

Viewing

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

Directions

From Chawleigh head in a South Easterly direction on the B3042 towards Witheridge and Tiverton. After about one mile at Labbetts Cross turn right signposted to Lapford. Continue for just under a mile and the shared entrance to The Roost will be found on the right. From the A377 at Lapford Service Station take the turning towards Lapford. Stay on this road through the village and after a further 1.5 miles the shared entrance to The Roost will be found on the left.

What3words Ref: wrist.improvise.self



Approximate Area = 836 sq ft / 77.6 sq m

Limited Use Area(s) = 74 sq ft / 6.8 sq m

Outbuilding = 57 sq ft / 5.2 sq m

Total = 967 sq ft / 89.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntxchecom 2025. Produced for Stags. REF: 1271291

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(49-54) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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