



The Station House

The Station House, Eggesford, Chulmleigh, Devon, EX18 7JZ



Chulmleigh 3.5 miles Crediton 12.5 miles
South Molton 13 miles

A rare opportunity to acquire a historic station house together with an integral annexe set on the picturesque Tarka Line

- Grade II Listed former station master's house
- Set on the picturesque Tarka Line (Exeter to Barnstaple)
- Considerably updated by the current owners
- 3 Bed Main Dwelling
- 1 Bed Annexe
- Income potential as an unique holiday let
- Further barn with conversion potential (stp)
- Council Tax Band C
- Freehold

Guide Price £395,000



Situation

As the name suggests The Station House is set on the picturesque Tarka Line that runs between Exeter and Barnstaple. Local amenities are available in the small town of Chulmleigh, which offers a good range of services including a variety of shops, places of worship, post office, health centre, primary and secondary schools, local pubs and other amenities including an 18 hole short golf course. The Fox and Hounds Country Hotel is a short walk from the Station.

The Cathedral City of Exeter is some 22 miles distant to the south east and offers all the facilities and amenities you expect from a Cathedral City with access to the M5 motorway and Exeter airport.

History

Having been built for the London and South Western Railway around 1850, primarily of stone under a slate roof, Eggesford Station was opened by the North Devon Railway on 1 August 1854, having been built on permission from the then landowner, the Earl of Portsmouth, whose country seat was situated within an estate near to the site of the station. It is said that the Earl agreed to the railway being built on his land on the understanding that all trains would stop at the station thus affording easy access to Eggesford House for visiting guests. To this day, all trains continue to stop at Eggesford on an hourly basis with the journey to Exeter Central taking about 45 minutes and the one to Barnstaple about half an hour.

The station was built in Tudor Gothic Style and is Grade II listed. The building originally provided a Station Master's residence as well as the ticket office, parcel store, waiting room and toilets. A further building was erected adjacent to the station and originally provided the Station Master's office and worker's rest room.

Description

Having been the subject of extensive improvements and conversion in their ownership, the current owners have created a wonderful home with a unique history. The property now offers well-presented accommodation throughout and the former ticket office, parcel store and ladies waiting room have been converted into a ground-floor one bed annexe that offers scope for holiday letting, accommodating a dependent relative or for extending the accommodation of the main house. At the northern end of the property is a former railway worker's building that offers much scope for further conversion to alternative uses if required (stp).

The Main House

The main front door leads into a HALL with ample storage cupboards. The double aspect LIVING ROOM has a fireplace with wood-burning stove and off this room is a SIDE HALL with doors into the garden and WET ROOM with shower, wash basin and WC. The KITCHEN/BREAKFAST ROOM has a bay window overlooking the platform and is fitted with a modern range of units, built-in oven, hob, integrated dishwasher and sink unit. A door leads through to the annexe.

On the FIRST FLOOR there are THREE DOUBLE BEDROOMS and a well-appointed SHOWER ROOM fitted with a modern suite.

The Annexe

The ANNEXE has its own independent access from the outside or could be incorporated within the main house by utilising the door through to the main kitchen.

The double aspect LIVING ROOM has a wood-burning stove with cupboards to the right. A door leads through to an INNER HALL with a large window looking out onto the platform. Off this hall is a KITCHEN which is fitted with a modern range of units with built-in oven, hob and dishwasher. The double BEDROOM has a bay window and a well-appointed EN-SUITE SHOWER ROOM.

Outside

Parking is on-street to the road side of the property. To the easetern end of the station is an enclosed garden, partly laid to lawn and with useful log store. At the western end is a useful OUTBUILDING which offers considerable potential for conversion to alternative uses, subject to obtaining the necessary consents.

Services

Mains electricity and water. Private drainage system (compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection). Electric heating. Mobile - likely outside from all major providers (Ofcom). Broadband - Standard and ultrafast available (Ofcom).

Viewing

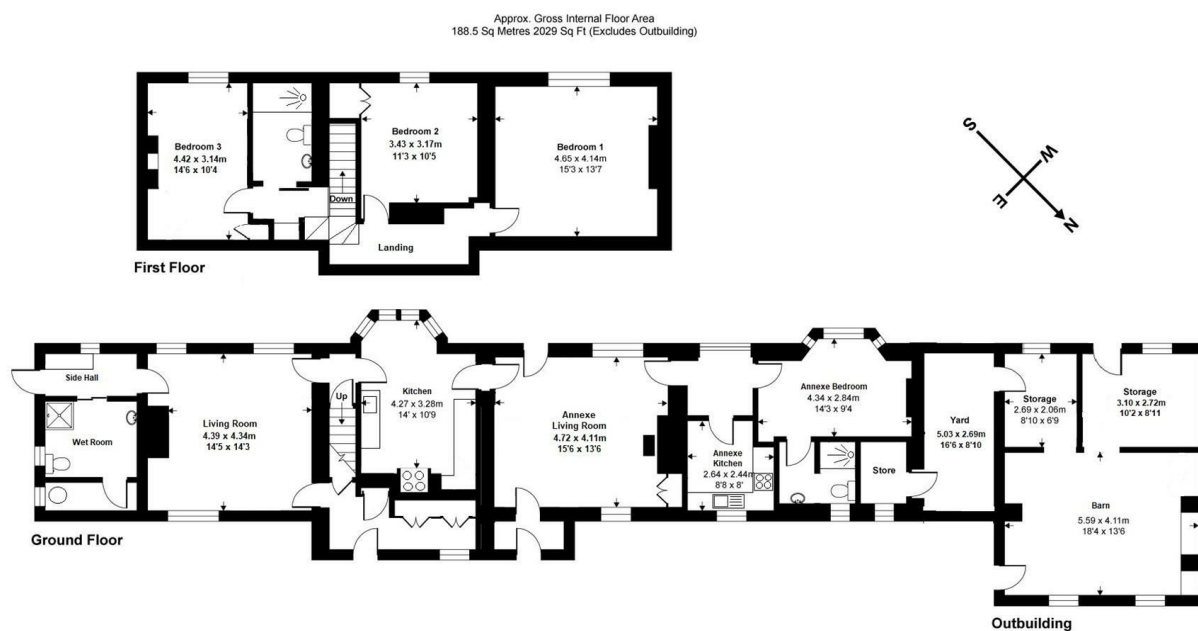
Strictly by confirmed prior appointment please through the sole-selling agents, Stags on 01769 572263.

Directions

The Station House is clearly situated at Eggesford on the A377 that runs between Barnstaple and Exeter.

What3words Ref: falters.storage.beginning





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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(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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