



Rowenwell







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Ashreigney, Chulmleigh, Devon, EX18 7NB

Chulmleigh 3.5 miles Winkleigh 5 miles South Molton 13 miles

An exceptional and spacious family home set in large gardens on the edge of the village

- Impeccably presented and spacious detached house
- Dining Hall and Sitting Room
- Utility, Boot Room and Study
- Integral Garage
- Freehold
- Edge of rural village with fine views to Exmoor house
- Kitchen/Breakfast Room
- 4 Bedrooms (2 with dressing areas and en-suites)
- Just over a quarter of an acre in total
- Council Tax Band F

Guide Price £695,000

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Situation

Rowenwell is set on the edge of the rural village of Ashreigney, which is set on elevated ground between Exmoor and Dartmoor. The village Church dates from the 15th Century and together with the village hall provides a friendly community. Further amenities are available at nearby villages including Burrington and Winkleigh and the small local town of Chulmleigh has a range of further amenities including schooling to secondary level, health centre and a range of shops. The larger town of South Molton with its further range of amenities and services is about 13 miles and the regional centre of Barnstaple about 16 miles. The Cathedral City of Exeter is only 26 miles. There is a regular train link between Barnstaple and Exeter on the Tarka Line with the nearest station about 3.5 miles away at Kings Nympton.

Description

Of timber-framed and block construction under a tiled roof and built around fifteen years ago by the current owners, Rowenwell is a very spacious family home set within a large plot of mature gardens. The accommodation will be found to be impeccably presented throughout and the gardens are delightful and enjoy an attractive open outlook over adjoining fields to Exmoor in the distance.

Accommodation

The front door leads into the double aspect DINING HALL with a travertine tiled floor, cloaks cupboard, under stairs cupboard and large airing cupboard. Glazed double doors through to the double aspect SITTING ROOM with an engineered oak floor, fireplace with slate hearth and a brick surround with wood burning stove. Glazed double doors lead out to the gardens. The KITCHEN/BREAKFAST ROOM is a spacious room with travertine tiled floor and is fitted with an excellent range of matching units with polished granite worktops, Belfast sink, Rangemaster dual fuel stove, integrated dishwasher and fridge, glazed double doors to the garden and wide glazed double doors returning to the hall. Also off the hall is a STUDY and CLOAKROOM. The UTILITY ROOM is fitted with similar units to the kitchen with slate worktop, Belfast sink, space and plumbing for washing machine, space for dryer and space for American style fridge freezer. The BOOT ROOM has similar units to the utility room and an internal door into the INTEGRAL GARAGE, housing the boiler and fitted with work benches, remote-controlled roller door and door to outside.

An impressive oak staircase leads up to to an wonderful GALLERIED LANDING with doors off to all first floor rooms. The MASTER BEDROOM is a large double room with a vaulted ceiling and a balcony with stunning views. A DRESSING AREA has a range of fitted wardrobes and the EN-SUITE SHOWER ROOM has a travertine floor, bidet, WC, fitted units with wash basin over, heated towel rail and large tiled shower cubicle with mixer shower. The GUEST SUITE BEDROOM TWO is also a large double room with a vaulted ceiling, DRESSING AREA with fitted wardrobes and an EN-SUITE BATHROOM with panelled bath, vanity unit, WC, heated towel rail and large tiled shower cubicle. BEDROOM THREE is a double room with fitted wardrobes and lovely views. BEDROOM FOUR is also a double room with similar views. The FAMILY BATHROOM has a free-standing bath, WC, large tiled shower cubicle with mixer shower, vanity wash basin and heated towel rail.





Outside

The property is approached over a splayed entrance and timber double gates to a good-sized parking and turning area. To the right is a five-bar gate leading into an orchard area enclosed by hedging with greenhouse, raised bed and timber garden shed.

To the rear of the house are superbly landscaped gardens, with lawned areas interspersed with mature shrubs, several timber raised beds and a large paved patio running the full length of the house. Lovely views are enjoyed from the rear gardens over adjoining farmland to Exmoor in the distance.

Services and other information

Mains electricity, water and drainage. Oil-fired central heating (underfloor heating to the ground floor including the garage, first floor bathrooms and dressing rooms, radiators upstairs).

MVHR (mechanical ventilation with heat recovery) system in place. Underground rainwater harvesting system in place serving the toilets and outside taps.

Mobile phone coverage is likely from all major providers (Ofcom).

Standard and superfast broadband are available (Ofcom).

Viewing

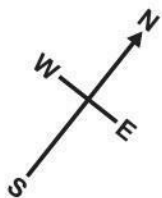
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

From the A377 Taw Valley road and about a mile west of Chulmleigh at Leigh Cross take the turning signposted to Bridge Reeve. Proceed along this road down towards the river, cross over the bridge and at the T junction turn right. Continue along this lane and up the hill into Ashreigney. On reaching the village take the first right turn and the property will soon be found as the last property on the left.

What3words Ref: merely.otherwise.driven





Approximate Area = 2909 sq ft / 270.2 sq m
Limited Use Area(s) = 89 sq ft / 8.2 sq m
Garage = 254 sq ft / 23.5 sq m
Total = 3252 sq ft / 302.1 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). © n1che.com 2025. Produced for Stags. REF: 1304208



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	81
(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	



