



High Down







High Down

Bridge Reeve, Chulmleigh, , EX18 7BA

Chulmleigh 2.5 miles South Molton 12 miles Exeter 24 miles

A beautiful period house set with highly attractive gardens with no near neighbours and panoramic views over the Taw Valley

- Beautiful period house with no immediate neighbours
- Kitchen/Breakfast Room and Utility
- Study/Bedroom 5
- Useful Outbuildings including a Garage/Workshop
- Council Tax Band F
- Large mature gardens
- Two Reception Rooms
- 4 Double Bedrooms and 2 Bathrooms
- Panoramic Views
- Freehold

Guide Price £695,000

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Situation

High Down is set in a superb rural location with no immediate neighbours and enjoys stunning views over the Taw Valley, particularly to the rear. Although very peacefully located, the property is very accessible with the A377 only a mile and a half away and provides an excellent road link to local centres. The village of Ashreigney is about a mile away to the west and the popular small town of Chulmleigh is only 2.5 miles to the east. Chulmleigh has an excellent community spirit and a good range of amenities including various shops, post office, health centre, dentist, pubs, church and primary and secondary schooling. There are also nearby rail stations on the Barnstaple to Exeter 'Tarka' line at Kings Nympton and Eggesford. The busy market town of South Molton is about 12 miles with the regional centre of Barnstaple about 18 miles. Exeter is about 24 miles to the south.

Description

Of rendered stone and cob construction under a thatched roof, High Down is a stunning period cottage in a delightful location. The property is Grade II listed and according to the listing it is believed to date from the early 18th Century and originated as a pair of cottages. Amalgamation and a significant extension to the rear now provides a spacious character home which has been meticulously and sympathetically maintained by the current owners. The house itself is set in a half an acre plot of highly attractive and diverse, mature gardens with particularly fine views to the rear and useful outbuildings include a detached garage/workshop.

Accommodation

The front door leads into an enclosed PORCH and a further door into the front HALL. To the left is a SITTING ROOM with a Victorian fireplace (believed to conceal a much larger stone fireplace) with a shelved display alcove to the right. There are two window seats, exposed beams and a door and staircase to the first floor. Returning to the hall, to the right is a LIVING ROOM with a large stone fireplace with bread oven, slate hearth and wood burning stove. A door leads into a side STAIR HALL with a CLOAKROOM off with WC and wash basin. The KITCHEN/BREAKFAST ROOM is a double aspect room fitted with a range of modern units with solid oak worktops over and matching wall units with integrated microwave and under lighting. 1½ bowl ceramic sink, integrated dishwasher and fridge, space for range cooker with hood above. A door leads into a rear entrance LOBBY with door to the outside. The UTILITY ROOM is fitted with a modern range of units with sink, plumbing for washing machine and fitted shelving. Oil-fired boiler. Completing the ground floor is a useful STUDY that could equally be used as a bedroom if required.

The FIRST FLOOR is served by two staircases and leads to FOUR DOUBLE BEDROOMS with the two bedrooms to the rear being particularly well-proportioned double aspect rooms with fine views. There are TWO BATHROOMS, each with panelled bath, separate shower cubicle, pedestal wash basin, heated towel rail, WC and airing cupboard.





Outside

The property is approached off the country lane that passes the property over a splayed and gated entrance. The driveway continues past the front gardens to a parking and turning area and a useful, detached GARAGE / WORKSHOP building with a thatched roof. Further outbuildings include useful STORES, FREEZER ROOM and LOG STORE attached to the house and in the corner of the plot there is a PUMP HOUSE/WORKSHOP and a CABIN with power and light connected and superb views. To the rear of the house is a former garden area that has been enclosed to form an enclosed goat and chicken run with associated timber SHEDS.

The mature gardens at High Down complement the house beautifully. To the front is a mainly lawned garden bounded by some mature trees and interspersed with flower and shrub beds and a gravelled driveway next to the house. To the side of the house are further lawned areas with a paved path leading to the back door and alongside the rear of the house where there is a useful dog shower point. A raised deck with pergola over provides a perfect spot for outside dining.

To the higher side of the house the gardens comprise smaller lawned areas and mature shrubs, bushes and hedging.

In total the property extends to HALF AN ACRE.

Services and further information

Mains electricity, private water and drainage system (septic tank and soakaway). Oil-fired central heating via radiators.

Mobile - Coverage is provided by all major providers (Ofcom).

Broadband - Standard available (Ofcom).

A private right of way to access an adjoining field exists over part of the driveway. The field has another main access point so this right is not exercised often, if at all.

Thatch - The main house was re-ridged in 2018. The garage/workshop was re-thatched in 2021.

Viewing

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

Directions

From the A377 at Leigh Cross (1 mile west of Chulmleigh) take the turning to the west signposted to Bridge Reeve. Continue down into the valley, over the bridge and at the T junction turn right. Stay on this road for a further mile and the entrance to the property will be found on the right.

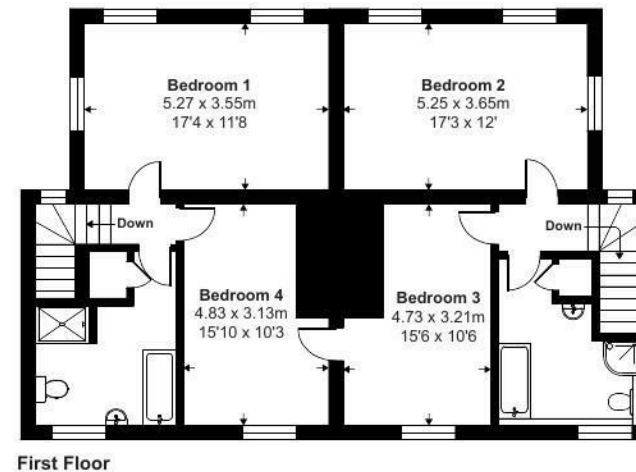
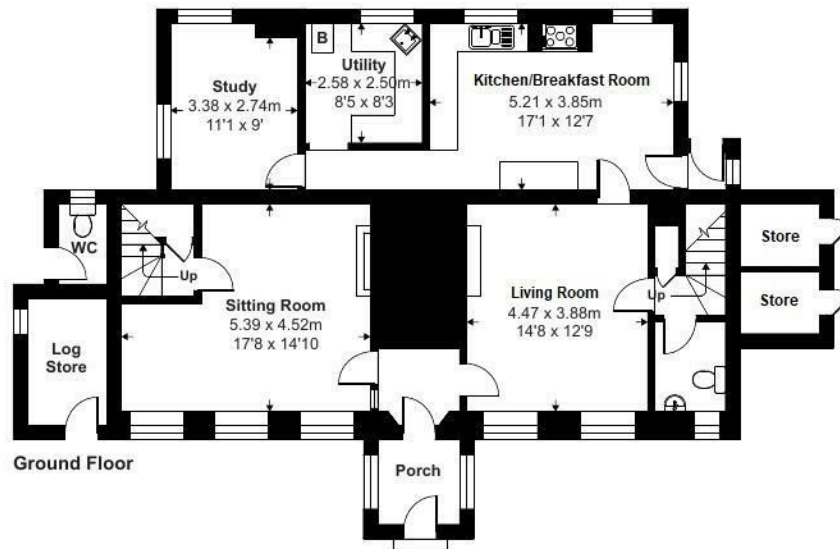
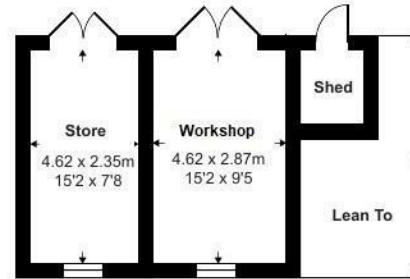
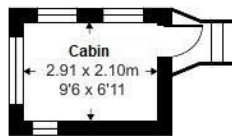
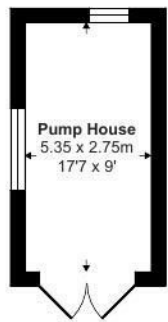
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Approximate Area = 2227 sq ft / 206.9 sq m

Outbuildings = 654 sq ft / 60.7 sq m

Total = 2881 sq ft / 267.6 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). ©nichecom 2025. Produced for Stags. REF: 1324389



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