



## **Town Wells South Molton Street, Chulmleigh, EX18 7BW**

**Price Guide £300,000**

A Grade II Listed MID TERRACE COB AND THATCH COTTAGE situated near the centre of Chulmleigh offering exceptionally well presented TWO BEDROOM accommodation including a large character Sitting Room with Wood Burner, with OFF-ROAD PARKING, SINGLE GARAGE and LARGE REAR GARDEN.



## SITUATION (CHULMLEIGH)

Chulmleigh is a small but busy town set in the heart of rural Devon. It is the centre for an active and friendly community and offers a good range of local shops including a bakery, dairy, newsagent, florists, hairdressers etc, along with the excellent Chulmleigh Academy offering schooling from the ages of 3 to 16 years of age, health centre, dental surgery, Post Office, churches, library, two public houses and a community run Sports Centre and a short 18 hole golf course. The market town of South Molton to the north and Crediton to the south both offer a more comprehensive range of facilities and the local railway station at Eggesford, 2 miles, provides a rail link between Exeter and Barnstaple. Road link is via the A377 or the North Devon Link Road, which can easily be accessed at South Molton. Barnstaple, North Devon's regional centre, and the Cathedral and University city of Exeter both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are both approximately forty-five minutes drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a range of Leisure Centres at South Molton, Tiverton, Crediton and Barnstaple, near-by tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, further near-by golf courses at Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and watersports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hours drive.

## DESCRIPTION

Town Wells is a Grade II Listed mid terrace character cottage situated near the centre of Chulmleigh within walking distance of the town's shops and services. The property dates back to the eighteenth century and is of traditional stone and cob construction under a thatched roof with rendered and colour washed elevations, including a more recent single storey addition to the rear of rendered and colour washed block construction under a pitched slate roof, encompassing the Kitchen, Bathroom and Rear Hall. The property has been exceptionally well maintained inside and out by the current owners benefitting from an Entrance Porch, a Sitting/Dining Room, an Inner Hall, a Shower Room, a Kitchen, a Rear Porch and Two Bedrooms on the first floor. Town Wells also benefits from all the character and charm one would expect from a property of this style and period

including multi-pane windows, beamed ceilings throughout and the original exposed stone fireplace housing a multi-fuel stove with bread oven to one side, whilst modern additions include a Shower Room with electric shower and some secondary double glazing. Outside and to the rear of the property there is off-road parking for at least two cars allowing access into the Single Garage, whilst further to the rear is a large garden which is mainly laid to lawn with some raised vegetable beds and mature shrub borders creating a high degree of privacy and seclusion and a most attractive addition.

## ENTRANCE PORCH

From South Molton Street, a wooden Front Door opens into the Entrance Porch being half glazed under a thatched roof with plant shelves on either side and original Front Door opening into the

## SITTING ROOM

A large character room with two multi-pane windows to the front and the original exposed stone fireplace to one side housing a cast iron multi-fuel stove with inset heavy beam over, original bead oven to one side and stone hearth. In one corner stairs lead to the First Floor Landing with under-stairs storage cupboard below, whilst in the opposite corner a door leads into the Inner Hall. The Sitting Room is finished with a traditional beamed ceiling, a TV point, attractive display niche and storage cupboard, and two points for night storage heaters. At the rear a fully glazed multi-pane door opens into the

## INNER HALL

with doors to the Shower Room, Kitchen and Rear Hall. On one side is the Airing Cupboard housing the lagged hot water cylinder with electric immersion heater and good range of slatted shelving, whilst on the opposite side is a Larder Cupboard. The Inner Hall also benefits from inset ceiling down lighting and hatch to roof space.

## REAR HALL

being half glazed with half glazed Back Door leading outside, ample coat hanging space, tiled floor and plant shelf.

## SHOWER ROOM

with fully tiled walls and matching white suite comprising a fully tiled corner shower cubicle housing a stainless steel mixer shower with glazed shower screen to one side; a low level WC; and a built-in vanity unit with storage cupboard below. The Shower Room is finished with a heated towel rail, underfloor heating and an obscure glazed window to the rear.

## KITCHEN

fitted with a range of oak units to two sides under a

roll-top work surface with tiled splash backs including and incorporating a one and a half bowl single drainer sink unit with mixer tap set below a window to the rear overlooking the garden, further window to one side with space and point for a tumble dryer below. The Kitchen also benefits from space and plumbing for a washing machine, space and point for a fridge and freezer and space and point for an electric cooker with extractor hood over, set between a range of matching wall units. The room is finished with a track of ceiling spotlights and a high level display shelf.

### **FIRST FLOOR LANDING**

Returning to the Sitting Room, easy turn stairs with wooden balustrade and hand rail to one side lead to the First Floor Landing with doors off to all first floor rooms.

### **BEDROOM 1**

A double bedroom with window to the front with window seat below and two built-in wardrobes fitted into either side of the chimney breast.

### **BEDROOM 2**

A good sized Single Bedroom with window to the front, built-in over stair cupboard and hatch to roof space.

### **OUTSIDE**

From South Molton Street, a gravel drive leads past the terrace of cottages through double wooden gates into the rear garden and parking area, allowing enough space for two cars and access into the Detached Single Garage/Workshop with concrete floor. At the side of the parking area and immediately to the cottage there is a paved patio area creating a lovely Summer Seating area with steps to one side leading down to the Rear Hall. Beyond the parking area there is a good sized garden which is mainly laid to lawn with mature shrub borders, whilst to the rear of the garage there are three raised vegetable beds, a Greenhouse and a Log Store. The garden is bordered by wooden panel fencing and clipped hedging creating a high degree of privacy and seclusion.

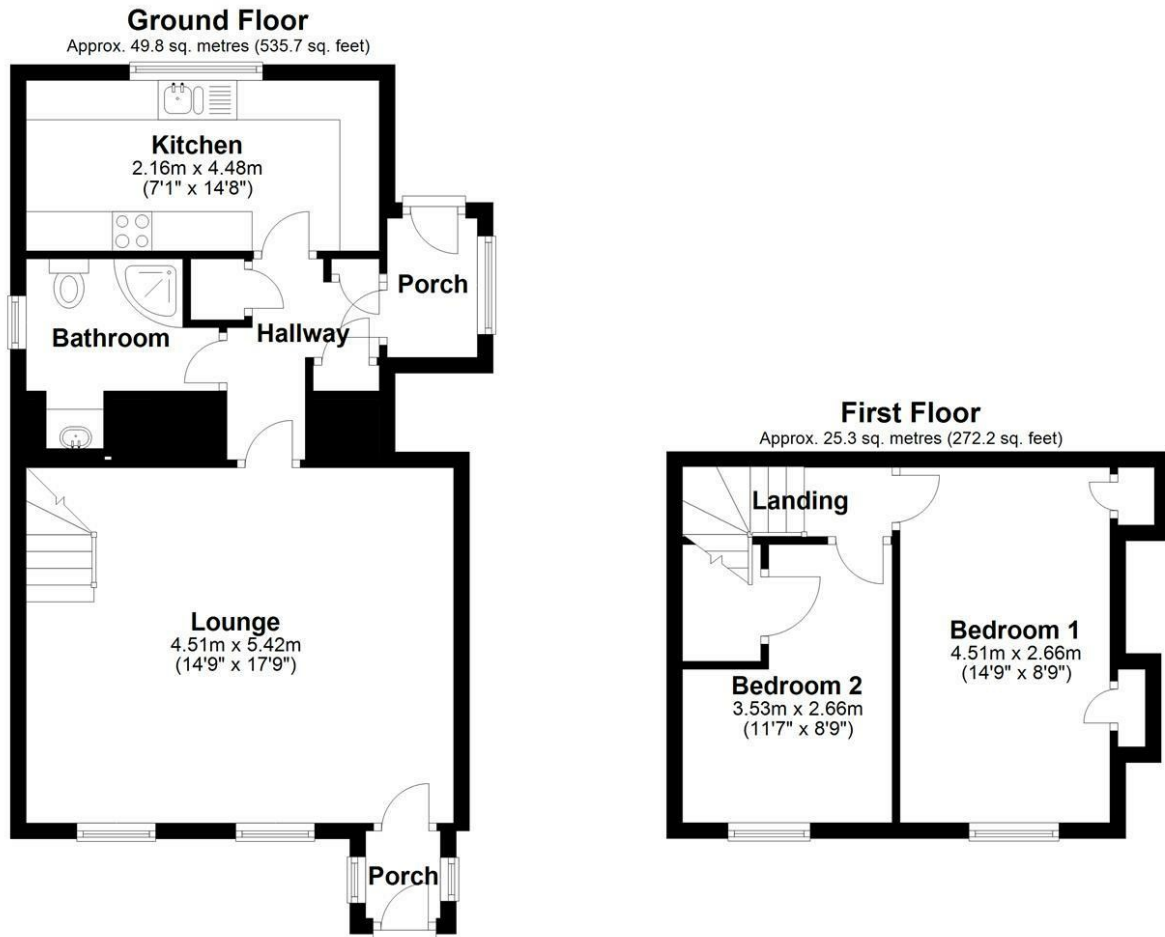
### **SERVICES (SALE)**

Mains electricity, mains water and mains drainage. Electric immersion for hot water and Night Storage Heater points throughout the property. Telephone connected subject to BT regulations.

### **VIEWING**

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail [enquiries@keenors.co.uk](mailto:enquiries@keenors.co.uk)

## Floor Plan



Total area: approx. 75.1 sq. metres (807.9 sq. feet)

Produced by Energy Performance Services for Identification purposes only.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

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