



6 Forestry Houses, Chulmleigh, EX18 7LD
Guide Price £475,000

A well presented SEMI-DETACHED HOUSE situated in a superb semi-rural location on the edge of Eggesford Woods just off the A377 offering well laid out THREE/FOUR BEDROOM and TWO RECEPTION ROOM accommodation with ample off-road PARKING, Storage Sheds/Workshop and separate Lodge which is currently LET through Air BNB, set in large wooded gardens extending to approximately 2/3rds of an acre.

SITUATION

6 Forestry Houses is situated on the edge of Eggesford wood just off the A377 Exeter/Barnstaple main road, approximately 1 mile from Eggesford Station. The small village of Chawleigh, approximately two miles away, offers good local facilities including a village shop/post office, a Church, a Village Hall and a good local pub called The Royal Oak, whilst the small local town of Chulmleigh, approximately 3 ½ miles by car, offers a wider range of facilities including a grocers shop, butcher, bakery, dairy, newsagent, antiques shop, florist, indian restaurant, delicatessen, and bistro along with both a primary school and secondary school/community college, health centre, dental surgery, Post Office, churches, library, two public houses, a community run Sports Centre and a short 18 hole golf course. The larger towns of Crediton to the east and South Molton to the north, both offer a more comprehensive range of shops & facilities including supermarkets, banks, building societies, cottage hospitals, accountants, solicitors and garden centres. An hourly rail link is available at Eggesford Station providing easy access to Exeter and Barnstaple, whilst road link is via the A377 or the North Devon Link Road, which can be easily 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, providing a fast Intercity rail link to London Paddington, are both approximately forty-five minutes drive.

DESCRIPTION

6 Forestry Houses is a semi-detached house situated in a semi-rural but convenient location on the edge of Eggesford Woods just off the A377 Exeter to Barnstaple main road. The property is of red brick construction under a tiled roof with uPVC double glazed windows, LPG gas central heating and a single storey to one side under a flat roof encompassing the Rear Hall, Utility Room and the Study/Bedroom 4. Internally the accommodation is well presented throughout and is arranged over two floors and briefly comprises on the ground floor an Entrance Hall, a Sitting Room, a Dining Room, a Kitchen, a Utility Room, a Cloakroom and a Study/Bedroom 4, whilst on the first floor there are three bedrooms and a Bathroom. 6 Forestry Houses has been well maintained by the current owner and also benefits from wood burners in the Sitting Room and Dining Room. Outside 6 Forestry Houses is approached over an unmade up drive shared with just one other property and giving access to double wooden gates into the parking area at the front of house allowing parking and turning for several cars. Beyond the house there is

large gently sloping garden which is surrounded by woodland, mainly laid to lawn and benefits from a Garden Shed, a Work Shop, and a separate self contained two bedroom Lodge which is currently successfully let out as an Air BnB. The gardens and grounds extend to approximately 2/3rd of an acre in all.

ENTRANCE

From the parking area, an unmade up gravel path leads to a

STORM PORCH

with a useful log store to one side and wooden door opening into an

ENTRANCE HALL

With doors to the Cloakroom, Utility Room and Study/Bedroom 4. The Cloakroom is fitted with a low level WC and obscure glazed window to one side.

OFFICE/STUDY/BEDROOM 4

A good sized room with uPVC window to the rear overlooking the garden.

UTILITY ROOM

Fitted with a range of storage cupboards on one side and an area of roll top work surface on the other with space and plumbing for a washing machine, space and points for a fridge/freezer all set below a double glazed window to the front. On one side are the electric meters and fuse boxes whilst at one end a door opens into the

KITCHEN

Fitted with a range of units on either side under a roll top work surface with tiled splashbacks including and incorporating a stainless steel sink unit with mixer tap, set below uPVC double glazed window to the front overlooking the garden, with space and plumbing for a dishwasher to one side. At one end there is an integrated dual fuel range cooker, whilst in one corner is the 'Worcester' LPG gas fired boiler providing domestic hot water and servicing the radiators. The Kitchen is finished with a range of wall cupboards and wooden flooring. On one side a wide archway leads into the

DINING AREA

With window to the rear overlooking the garden and an original brick fireplace to one side housing a cast iron woodburner with oak surround and mantel and slate hearth. In one corner there is a range of built in storage cupboards whilst in the opposite corner a door opens into the under stairs storage cupboard. The Dining Room is finished with a radiator. At one end a door opens into the

REAR HALL

with a further door to the Sitting Room, stairs leading up to the First Floor Landing and half uPVC

double glazed back door leading out to the back garden. The Rear Hall is finished with coat hanging space to one side, obscure glazed window and a radiator.

SITTING ROOM

A good sized dual aspect room with windows to the front overlooking the garden and fully glazed French Doors overlooking and leading out to the rear garden. On one side a fireplace housing a cast iron stove with slate hearth and heavy wooden mantel over. The Sitting Room is finished with a TV point, beamed ceiling, radiators, telephone point and inset ceiling downlighters.

FIRST FLOOR LANDING

Returning to the Entrance Hall, stairs lead to the First Floor Landing with doors off to all principal rooms, window to the front overlooking the front garden, hatch to roof space and stained floorboards. On one side there is an Airing Cupboard fitted with a factory lagged hot water cylinder.

MASTER BEDROOM

A good sized double Bedroom with window to the rear allowing lovely views over the garden with radiator below. In one corner is a range of built in wardrobes, fitted with hanging rails and storage shelving. The Bedroom is finished with stained wood floor boards.

BEDROOM 2

Another double Bedroom with window to the rear overlooking the garden with radiator below, stained wood board floor. In one corner is a built in over stair storage cupboard.

BEDROOM 3

A single bedroom with window overlooking the front garden with radiator below. In one corner a door opens into a useful built in cupboard with hanging rail and storage shelving.

BATHROOM

Fitted with a matching white suite comprising a panel bath with stainless steel mixer tap and a Triton 'RIBA' electric shower over, with wall mounted shower attachment on a riser and a shower screen to one side; a pedestal wash hand basin with stainless steel taps; and a low level WC, both set below an obscure glazed window to the front. The Bathroom also benefits from painted tongue and groove walls, radiator and a ceiling light.

OUTSIDE

From the A377, an unmade up drive, shared with just one other property gives access to double wooden vehicular gates leading into the a large gravelled drive and parking area, allowing enough space for several cars. On one side there are

raised stone beds and a wooden boundary fence giving access to the front of the property and the underground LPG gas tank. From the parking area, a gravel path leads to the Storm Porch and Front Door into the Entrance Hall. Beyond the house there are very large gardens surrounded by woodland, extending to 0.3 of an acre, being mainly laid to lawn with a wooden panel fence on one side and a post and wire fence at the bottom. On one side there is a wooden garden shed as well as a useful Garage/Workshop, whilst immediately to the rear of the house there is a paved patio area, creating a lovely summer seating area. The whole plot adjoins forestry commission land creating a peaceful haven for birds and wildlife. Agents Note: We understand that there is also a vehicular right of way across the bottom of the neighbours garden into the lower section of garden at 6 Forestry Houses.

THE LODGE

The Garden also benefits from a detached self contained timber Lodge with veranda which briefly comprises an open plan Kitchen/Living Area, two double Bedrooms and a Bathroom. The property is currently successfully Let Out as an Air BnB but could easily be used as studio space or additional living accommodation.

SERVICES

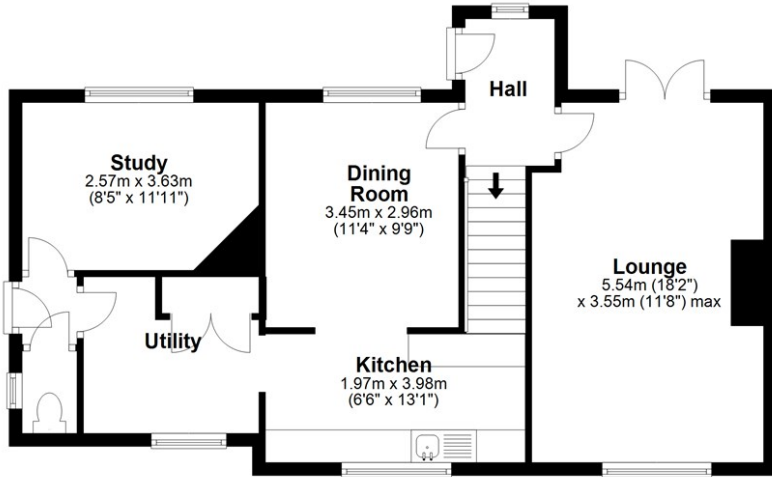
Mains electricity, mains water. Septic tank drainage. LPG Gas Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations.

VIEWING

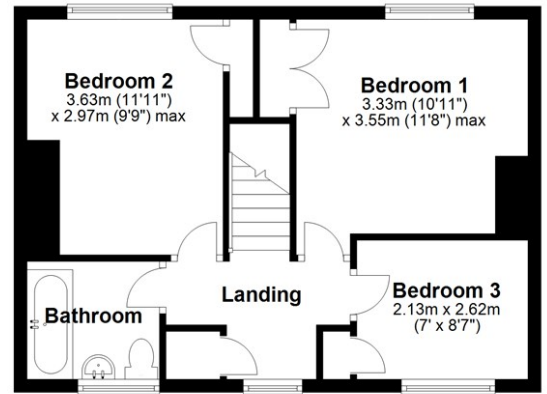
Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

Floor Plan

Ground Floor
Approx. 62.9 sq. metres (676.6 sq. feet)

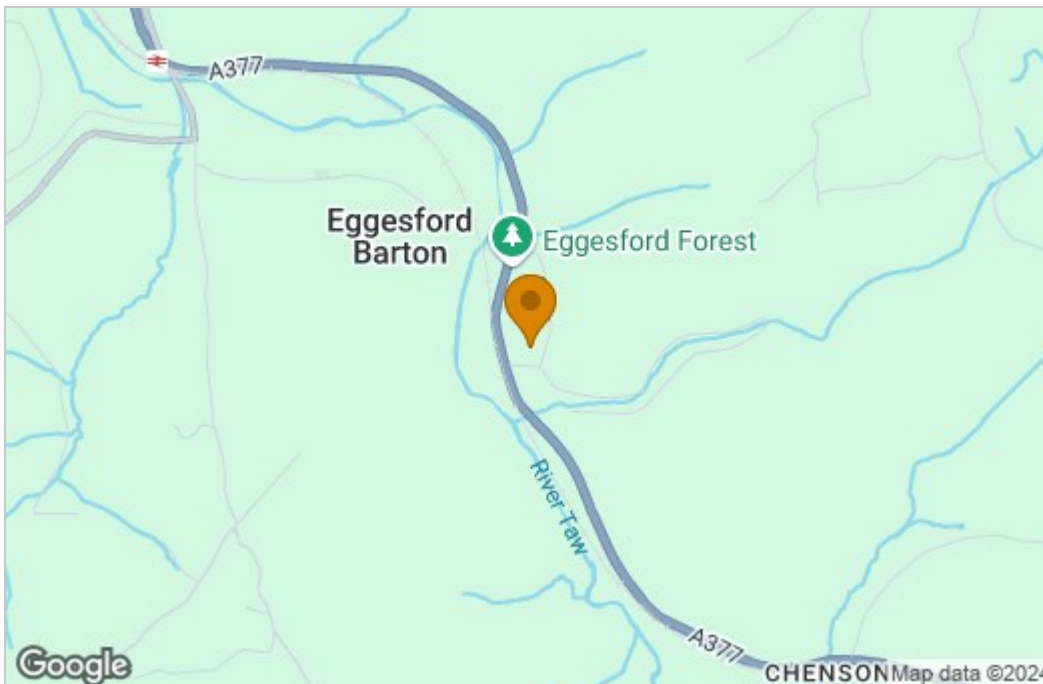


First Floor
Approx. 42.3 sq. metres (455.5 sq. feet)



Total area: approx. 105.2 sq. metres (1132.1 sq. feet)
6 Forestry Houses, Chawleigh

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 28 | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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