



Mole Hill New Street, Chulmleigh, EX18 7DB

Price Guide £275,000

A most attractive THREE BEDROOM Victorian House filled with character and charm situated in the heart of Chulmleigh benefitting from a Kitchen/Dining Room, a Sitting Room and a super Conservatory with a DELIGHTFUL COTTAGE GARDEN TO THE REAR

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 Devons scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION

Mole Hill is a mid terrace Victorian town house situated in the centre of Chulmleigh convenient for all the shops and services. The property is of traditional rendered brick construction under a slate roof with an attractive timber Conservatory to the rear and uPVC double glazing throughout. Internally Mole Hill offers beautifully presented and well laid out three bedroom accommodation with a character Sitting Room, a Kitchen/Breakfast Room, a Conservatory, a Cloakroom and a Bathroom. The house also benefits from all the character and charm one would expect from a property of this period including a stone fireplace in the Sitting Room, the original staircase, the original panel doors throughout and traditional oak panelling in the Entrance Hall, whilst modern additions include stylish Kitchen and Bathroom suites, and electric heating throughout. Outside and to the rear of the

property there is an enclosed, partially walled cottage garden which is mainly laid to lawn and bordered by mature hedging creating a really super feature.

ENTRANCE

From New Street, the pavement leads up to the Front Door with glass light above opening into the

ENTRANCE HALL

with overhead electrical consumer unit on one side and door to the

INNER HALL

A good sized Hallway with a large window at the front allowing plenty of natural light, and the original staircase and balustrade leading to the First Floor, with doors to the Sitting Room, Kitchen and Cloakroom. The Hall also benefits from an understairs storage cupboard, smoke alarm, radiator and telephone point.

SITTING ROOM

A lovely character room set at the front of the house with a large window at the front overlooking the street and stone fireplace to one side with stone hearth and timber mantle over. The room is finished with a picture rail, radiator and TV point.

KITCHEN/BREAKFAST ROOM

A lovely Kitchen fitted with a range of cream shaker style units to two sides under set below a laminate work surface with tiled splashbacks including and incorporating a one and a half bowl single drainer stainless steel sink unit set below a window to the rear overlooking the garden. At one end there is a 'Lamona' double oven and grill, whilst on one side there is a four ring ceramic hob with extractor fan over. The Kitchen also benefits from an integrated dishwasher, washing machine, and fridge/freezer and is finished with a plank effect floor covering, inset ceiling downlighting and a radiator. On one side there is a further window and a door opening into the

CONSERVATORY

A fantastic addition to the property being of timber double glazed construction under a glazed roof which overlooks and leads out onto the Garden.

CLOAKROOM

Situated under the stairs and fitted with a low level WC, and a built-in vanity unit with a mirror and light above.

STAIRS AND LANDING

Returning to the Inner Hall, balustraded stairs lead up to the First Floor Landing with doors opening into all the Bedrooms and the Family Bathroom. A further door opens to the Airing Cupboard which is fitted with two shelves, a ceiling light, radiator, and houses the factory lagged hot water cylinder with electric immersion. Hatch to roofspace.

BEDROOM 1

A good sized double bedroom set at the rear of the house with a window overlooking the Garden. At the front and side is a triple corner wardrobe fitted with a range of shelves and hanging rails, radiator.

BEDROOM 2

Another spacious double bedroom with a window to the front overlooking the street, radiator.

BEDROOM 3

A good size Single Bedroom with a window to the front with a radiator below.

BATHROOM

A recently refurbished wet room with partially boarded walls and non slip floor comprising a walk-in shower cubicle housing stainless steel mixer shower with glazed shower screen to one side, a wall mounted wash hand basin, and a low level WC. The room is finished with an extractor fan, a heated towel rail and a window to the rear.

GARDEN

At the rear of Mole Hill is a most delightful fully enclosed walled cottage Garden with a small area of lawn surrounded by flower beds which are stocked with a variety of shrubs and plants. At the front of the Garden is a good size Patio area ideally suited to Summer dining where double doors lead into the Conservatory creating a really super feature.

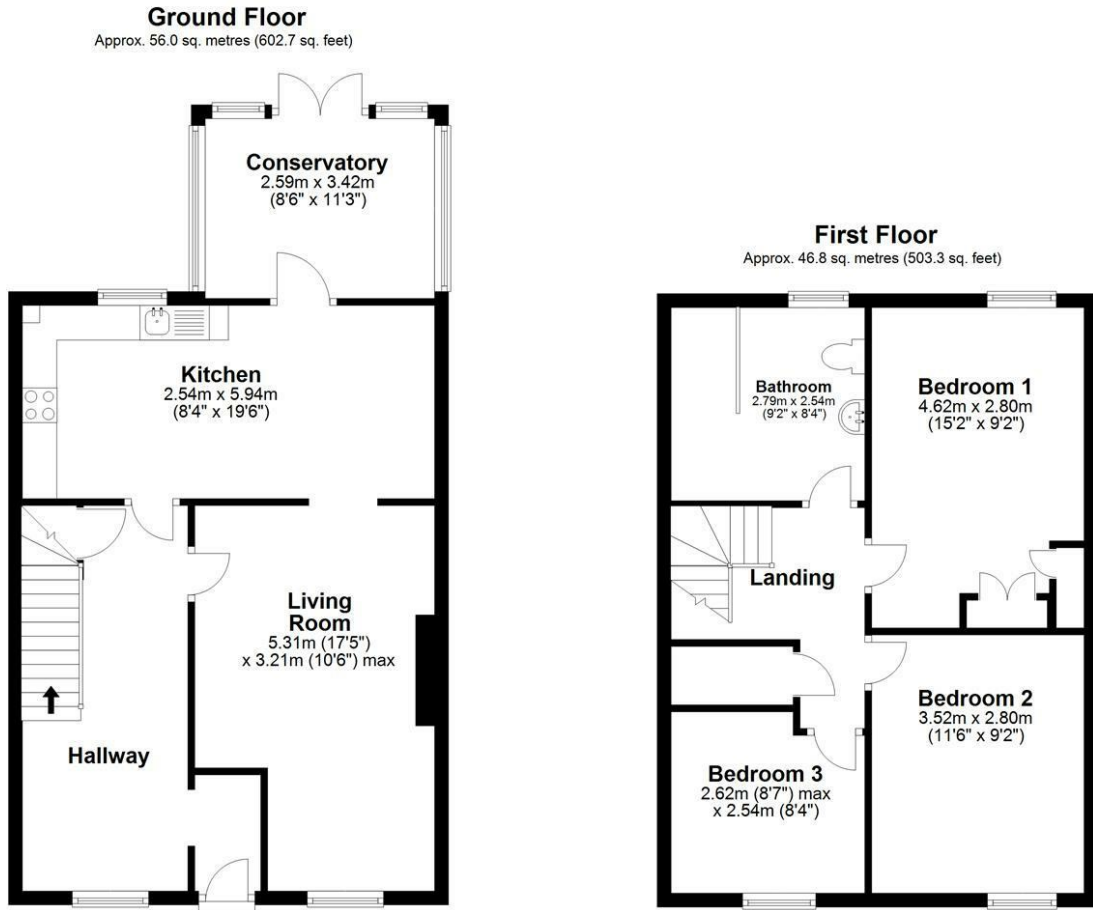
SERVICES (RENTAL)

Mains electricity, mains water and mains drainage. Electric Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 18 Mbps Superfast Broadband (provided by BT) is 80 Mbps. Mobile Phone coverage by O2, Vodaphone and EE but check with providers for quality of service. Council Tax Band B - Rates 2024/25 £1828.36

VIEWING

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

Floor Plan



Total area: approx. 102.7 sq. metres (1106.0 sq. feet)

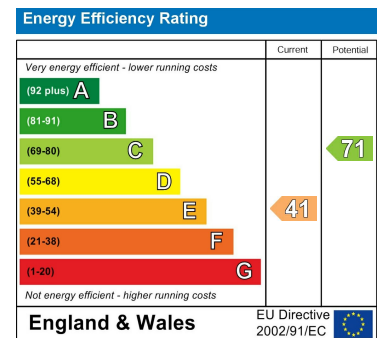
Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

Mole Hill

Area Map



Energy Efficiency Graph



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