



**Peel House The Green, Chulmleigh, EX18 7DA**  
**Offers In Excess Of £310,000**

A beautifully presented GRADE II LISTED DETACHED HOUSE situated near the centre of Chulmleigh, a short walk from the towns shops and services offering spacious and well laid out THREE BEDROOM AND TWO BATHROOM PART FURNISHED accommodation with COURTYARD GARDEN. NO ONWARD CHAIN

## 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

Peel House is a substantial Grade II Listed house, formerly The Old Police House, situated a short walk from the centre of Chulmleigh, near the towns shops and services. The property was a working police station until about 1965 and is of traditional stone construction under a pitched slate roof with rendered and colour washed elevations, benefitting from a wealth of original period features including the original diamond glazing pattern on the windows and the original studded plank Front Door within the segmental pointed arched doorway with ashlar quoins, which remain in place. Internally the accommodation is arranged over two floors and briefly comprises a wide Entrance Hall with original flagstone floor, a dual aspect Sitting Room which was formerly the constables living quarters, a good sized Kitchen/Dining Room (formerly the cells!), and a Utility/Cloakroom, whilst on the first floor there

are three double bedrooms and two En-Suite Bathrooms. Outside and to the rear of the house there is an enclosed Courtyard Garden which is south facing and creates a super Summer seating and dining area.

## ENTRANCE HALL

From The Green, a step leads up to the Front Door opening into the Entrance Hall with original flagstone floor, window to one side, doors to the Kitchen and Sitting Room and stairs leading to the First Floor Landing.

## SITTING ROOM

A good sized dual aspect room, formerly the policemen's living quarters, with original lead light bay window to the front overlooking The Green and further multi pane window to one side overlooking New Street. At one end there is an original fireplace housing a multi-fuel stove. The Sitting Room also benefits from a Victorian style cast iron radiator, further radiator, original plank flooring and picture rail.

## KITCHEN/DINING ROOM

A good sized triple aspect room with windows on each side and fully glazed French doors overlooking and leading out to the Rear Courtyard Garden with the original flagstone floor. Originally this room was used as police cells but is now fitted with a range of matching modern units to two sides under a granite work surface with tiled splash backs including and incorporating a single drainer ceramic sink unit with mixer tap and integrated dish washer below. On one side there is a four ring ceramic hob with stainless steel extractor fan over set between a range of matching wall cupboards, whilst further to one side there is a built-in eye level double oven and grill. The Kitchen also benefits from an integrated fridge and freezer, inset ceiling lights, and an under-stairs recess. On one side there is a door into the

## UTILITY ROOM/CLOAKROOM

A single storey addition fitted with a low level WC in one corner and single drainer sink unit to the rear with cupboard below and space and plumbing for a washing machine and tumble dryer to one side. In one corner is the oil fired boiler providing domestic hot water and servicing the radiators. The room is finished with inset ceiling lights and a slate floor.

## FIRST FLOOR LANDING

Returning to the Entrance Hall, stairs lead straight to the First Floor Landing with doors off to all principal rooms and window to one side.

## BEDROOM 1

Another double bedroom with window to the front with radiator below and wide archway to the rear opening into the



## **ENSUITE BATHROOM**

with partially tiled walls and matching white suite comprising a roll-top bath, and a built-in vanity unit both set on top of a ceramic floor. The Bathroom is finished with a heated towel rail and inset ceiling down lighting. At one end a door opens into a Cloakroom fitted with a low level WC and a wall mounted wash hand basin.

## **BEDROOM 2**

Formerly the booking office, this is a good sized dual aspect double bedroom with windows to the front and rear allowing views over the golf course and radiator.

## **BEDROOM 3**

Another double bedroom with window to the front currently fitted as a dressing room.

## **BATHROOM**

with partially tiled walls and matching white suite comprising a walk-in shower cubicle fitted with a stainless steel mixer shower with glazed shower screen to one side; a built-in vanity unit with cupboard below; and a low level WC. The Bathroom is finished with a heated towel rail, a window at the side allowing lovely views over the golf course, a ceramic tiled floor, inset ceiling down lighting

## **OUTSIDE**

From the Kitchen fully glazed French Doors open out into a private walled Courtyard Garden which is partially decked creating a lovely and private Summer seating and Dining Area.

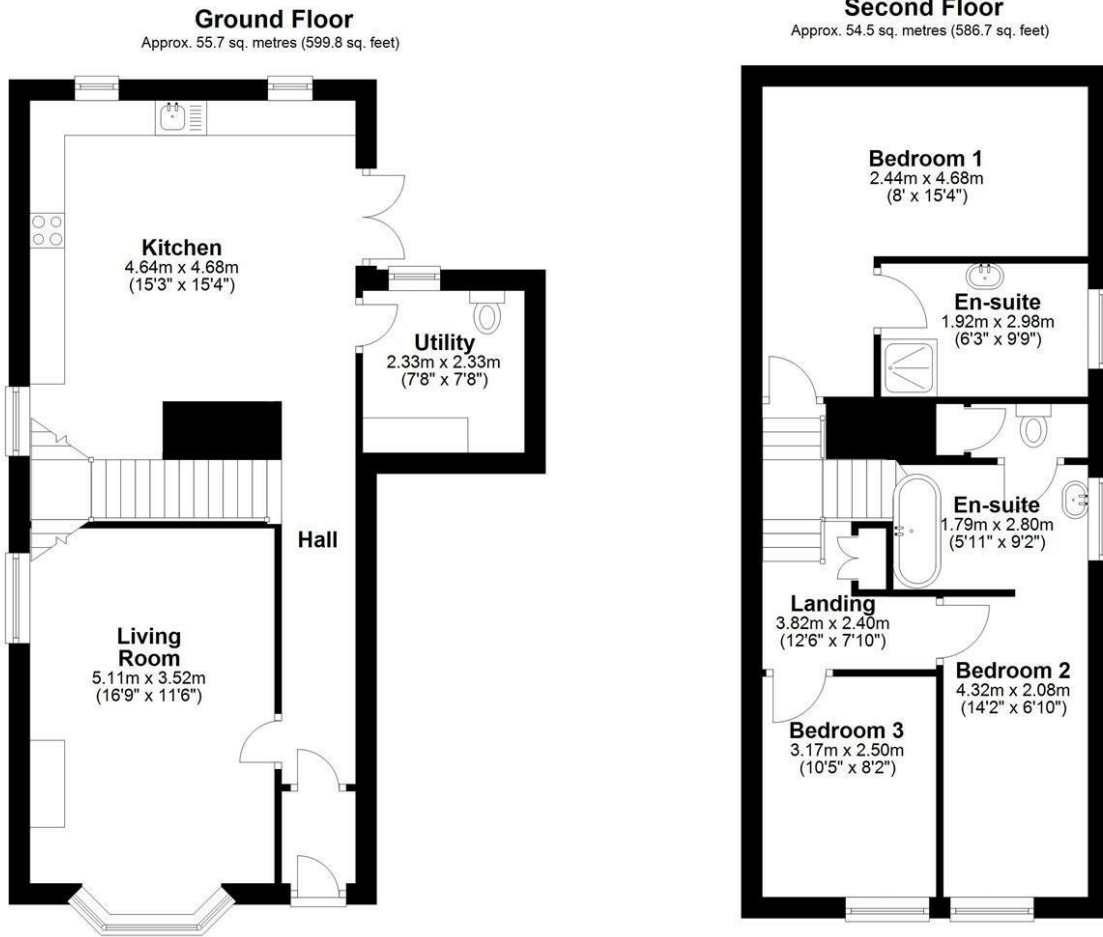
## **SERVICES**

Mains electricity, mains water and mains drainage. Oil Fired 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 02, EE and Vodaphone.

## **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



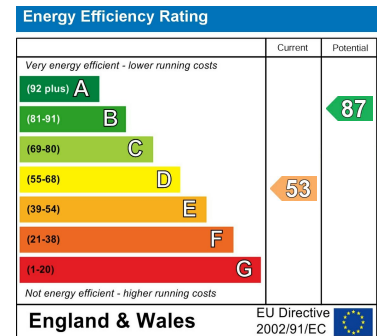
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## Peel House, The Green, Chulmleigh

# Area Map



# Energy Efficiency Graph



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