



### **3 Beacon Rise, Chulmleigh, EX18 7BP**

**Price Guide £375,000**

An immaculate SEMI-DETACHED HOUSE situated in a quiet cul-de-sac of similar properties near the centre of Chulmleigh offering spacious and highly adaptable FOUR BEDROOM family accommodation including a feature Kitchen/Dining/Family Room and a separate Sitting Room with OFF-ROAD PARKING and LARGE LEVEL GARDENS.

## 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

3 Beacon Rise is a much improved and extended semi-detached house situated in a quiet cul-de-sac of similar properties, a short walk from the centre of Chulmleigh offering highly versatile and adaptable four bedroom and three bathroom accommodation. The property dates back to the 1950's and is of modern insulated cavity brick construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows and doors throughout. The property was substantially extended to the side and rear just over ten years ago, creating a new Dining Area with vaulted ceiling, a Study/Play Room/Bedroom 4 with En-suite Shower Room on the ground floor, a Kitchenette and two further Bathrooms on the first floor. Internally the accommodation is arranged over two floors and briefly comprises an Entrance Hall, a dual aspect Sitting Room, a well appointed

Kitchen/Dining Room, a Study/Bedroom 4 with adjoining Wet Room, and a Rear Hall/Kitchenette, whilst on the first floor there is a Master Bedroom Suite including a Dressing Area and En-Suite Shower Room, two further Bedrooms and a Family Bathroom. 3 Beacon Rise also benefits from attractive oak board flooring and underfloor heating throughout serviced by an air source heat pump, as well as a fireplace in the Sitting Room, currently not use however could be reinstated subject to professional inspection. The current owners successfully holiday let the ground floor bedroom and bathroom on a temporary basis as supplemental income. At the front of the house there is off road parking for two cars allowing access to the front door whilst at the rear of the house there is a very large garden which is mainly laid to lawn and benefits from a timber clad container on one side, a Greenhouse and some raised vegetable beds, creating a super addition.

## ENTRANCE

From the parking area, a uPVC double glazed Front Door opens into the

## ENTRANCE HALL

with uPVC double glazed window to one side, oak board floor and door into the Kitchen/Dining Room

## KITCHEN/DINING ROOM

A super dual aspect family room with modern kitchen area at one end and dining/family area at the other with doors to the Sitting Room, Rear Hall/Kitchenette and stairs leading to the First Floor Landing. The Kitchen Area is fitted with a range of cream gloss units to two sides under a granite work surface with matching upstand including and incorporating a feature island unit, a built-in eye level double oven and grill, an inset four ring induction hob with pull-out extractor fan over set between a range of matching wall cupboards and an inset sink unit with mixer tap set below a window to the front. The Kitchen also benefits from an integrated dishwasher. The spacious Dining Area is situated at the rear of the room with two velux windows and fully glazed sliding doors overlooking and leading out to the Garden providing ample space for a six seater dining room table and a sofa. The Kitchen/Dining Room also benefits from oak board flooring throughout and inset ceiling down lighters.

## SITTING ROOM

A lovely dual aspect room with windows to the front and rear and brick fireplace to one side housing an electric coal effect fire with inset beam over. The Sitting Room is finished with oak board flooring.

## REAR HALL/KITCHENETTE

with window to one side and doors to the Study/Bedroom 4, the Wet Room and half glazed Back Door leading out to the Rear Garden. On one

side is the service cupboard housing the hot water cylinder and the control panel for the air source heat pump, whilst at one end is a small Kitchenette serving the Study/Bedroom 4 for the Air BnB. The Rear Hall also benefits from board effect floorcovering and inset ceiling down lighting.

#### **STUDY/BEDROOM 4**

A double bedroom with window to the front and door to the adjoining Wet Room

#### **WET ROOM**

A well appointed Shower Room with partially boarded walls and matching white suite comprising a pedestal wash hand basin with mirror over; a low level WC; and a stainless steel mixer shower with wall mounted shower attachment, glazed shower screen to one side and extractor fan over.

#### **STAIRS AND LANDING**

Returning to the Kitchen/Dining Room stairs lead straight to the First Floor Landing, with window to the rear and doors to the Bedrooms and the Family Bathroom.

#### **MASTER BEDROOM SUITE**

A good sized double bedroom with window to the front and corridor to the rear leading to the Dressing Area and the door to the En-Suite Shower Room. The room is finished with an oak board floor.

#### **EN-SUITE SHOWER ROOM**

Another well appointed wet room with boarded walls and matching white suite comprising a low level WC; a pedestal wash hand basin with back lit mirror over; and stainless steel mixer shower with glazed shower screen to one side and extractor fan over.

#### **BEDROOM 2**

Another double bedroom with window to the front, oak board floor, useful hanging recess and deep storage cupboard.

#### **BEDROOM 3**

A single bedroom with window to the rear and oak board floor.

#### **BATHROOM**

Another beautifully appointed Bathroom with partially boarded walls and matching white suite comprising a panel bath with stainless steel mixer shower over and glazed shower screen to one side; a pedestal wash hand basin with back lit mirror over; and a low level WC. The Bathroom is finished with an oak board floor, a window to the rear, inset ceiling down lighters and an extractor fan.

#### **OUTSIDE**

From the front, a brick paved drive provides parking for two cars and allows access to the Front Door and to a small area of artificial lawned front garden with external electric point to one side. At the side of

the house there is a lean-to covered storage area providing useful space for bins etc, and gives access to the rear garden. Immediately to the rear of the house there is a large paved patio area creating a lovely Summer seating area and an ideal site for flower pots and planters and gives access into the Dining Room through the sliding doors. On one side of the patio area there is a timber clad shipping container which has been divided into two with power and light in each section providing secure storage but looks like a Garden Shed, whilst further to one side is a Greenhouse. The large lawns lie beyond the patio and are bordered by wooden garden fencing creating a secure environment for pets and children with a flower bed to one side and some raised vegetable beds to the other.

#### **SERVICES (RENTAL)**

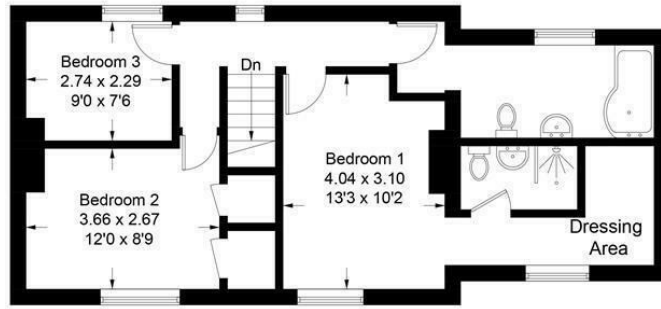
Mains electricity, mains water and mains drainage. Air Source Heat Pump providing domestic hot water and servicing underfloor heating. Telephone connected subject to BT regulations. Satellite available in the area via Sky but not currently connected to the property. Basic broadband speed is 18 Mbps Superfast Broadband (provided by BT) is 80 Mbps. Mobile Phone coverage by O2, EE or Vodafone.

#### **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

Approximate Gross Internal Area = 135 sq m / 1453 sq ft



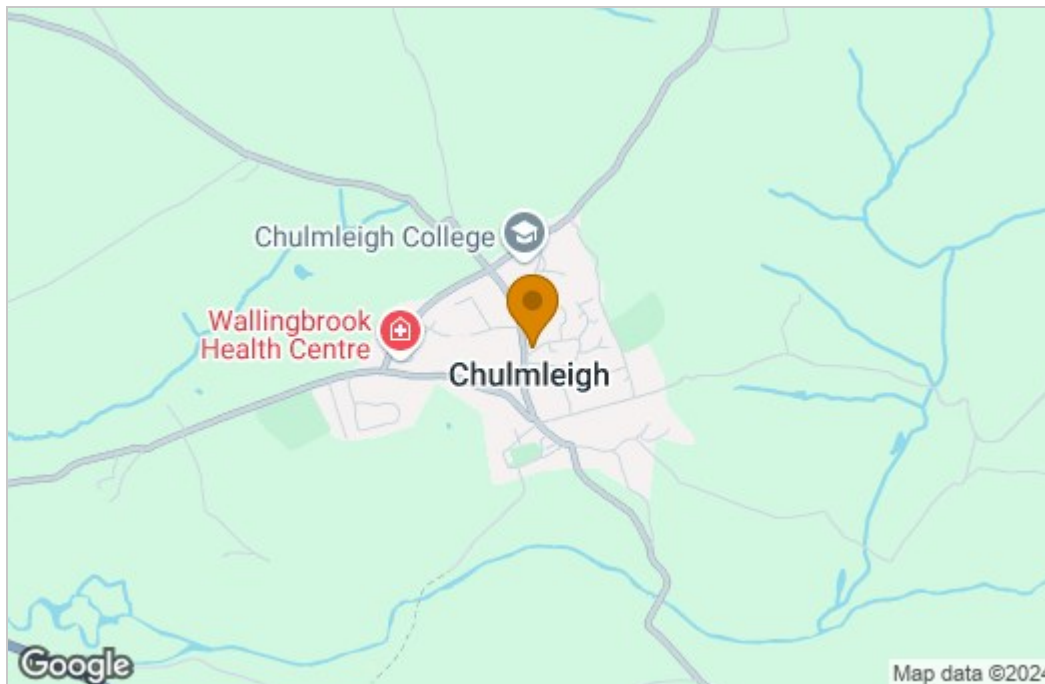
First Floor



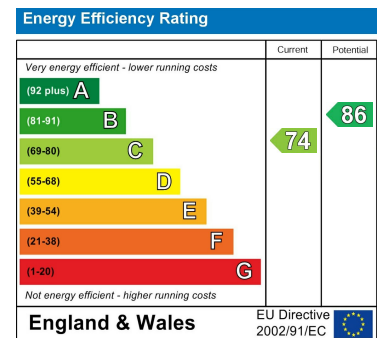
Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID766133)

# Area Map



# Energy Efficiency Graph



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