



Wallingbrook Lodge Leigh Road, Chulmleigh, EX18 7BL
Price Guide £375,000

An exceptionally spacious and recently modernised LINK DETACHED HOUSE situated in an enviable location towards the outskirts of Chulmleigh overlooking the golf course offering THREE BEDROOM and TWO BATHROOM character accommodation including a light and spacious Sitting Room, a well appointed Kitchen/Dining Room and oil fired central heating with OFF-ROAD PARKING and SMALL GARDEN. Offered with No-On Going 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 Devons scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION

Wallingbrook Lodge, formerly the dining hall and dormitory of Wallingbrook School founded in 1889, is a virtually detached character cottage located towards the edge of Chulmleigh overlooking the Golf Course and Little Dart Valley beyond, yet within easy, level walking distance of the town centre. The property is of traditional stone construction with brick quoins around the windows under a pitched slate roof with colour washed elevations and partial uPVC double glazing throughout. Internally the exceptionally spacious accommodation has been the subject of much improvement by the current owners including refitting the Kitchen and Bathroom suites, installing oil fired central heating, as well as tastefully redecorating and recarpeting throughout. The rooms are arranged over two floors and briefly comprise an Entrance Hall, a downstairs Cloakroom, an Inner Hall, a large dual aspect Sitting

Room, a Study/Hobbies Room and a large Kitchen/Dining Room, whilst on the first floor there is a Master Double Bedroom with En-Suite Shower Room, two further double bedrooms that share a Jack and Jill Bathroom. Outside the house is approached over a part shared drive giving access to a brick paved parking area allowing enough space for one car and access to a raised timber decked area which is south facing and overlooks the golf course and open countryside beyond. The decking wraps around the front and side of the house and gives access to the Front Door into the Entrance Hall.

ENTRANCE

From the timber decking, a uPVC double glazed Front Door opens into the

ENTRANCE HALL

with ample coat hanging space and useful shoe storage cupboards to one side set under a laminate worksurface with window over. The Hall also benefits from inset ceiling down lighting, hatch to roof space, smoke alarm, ceramic tiled floor, radiator and door to the Cloakroom. In one corner a door opens to the Boiler Cupboard housing the oil-fired boiler providing domestic hot water and servicing the radiators with electric meters and fuse boxes to one side. At the rear the original half glazed door opens into the Inner Hall, whilst on one side a further door opens into the

CLOAKROOM

An internal room fitted with a low level WC and a wall mounted corner wash hand basin with chrome taps, shaver light and mirror over. The Cloakroom is finished with an extractor fan, heated towel rail, coved ceiling and slate floor.

INNER HALL

With original panel doors into the Sitting Room, Kitchen/Dining Room and Study/Hobbies Room, and original Victorian stairs leading to the First Floor Landing. The Inner Hall is finished with a radiator, central heating thermostat, painted half panelled walls, smoke alarm, telephone point, dado rail and coved ceiling.

SITTING ROOM

A really super light and spacious dual aspect room with windows to the front and side allowing good natural light and overlooking the garden, strip pine board floor, attractive painted tongue and groove panel walls, original Victorian panel ceiling, picture rail, two wall up lighters, smoke alarm and three radiators. On one side is a freestanding electric log effect wood burner.

STUDY/HOBBIES ROOM

A good sized internal room currently used as owners linen/Air BNB storage with shelving on all sides and set below the stairs with coved ceiling.

KITCHEN/DINING ROOM

A beautifully appointed and spacious Kitchen/Dining Room fitted with a range of matching grey shaker style units to three sides under a laminate work surface with matching laminate upstand including an incorporating a one and half bowl single drainer stainless steel sink unit with mixer tap set below two obscure glazed windows to the rear with space and plumbing for both a washing machine and dish washer below. On one side is a peninsular breakfast bar incorporating a four ring 'Bosch' ceramic hob with stainless steel extractor fan over, whilst at the rear of the Kitchen there are a further range of cupboards incorporating a built-in stainless steel eye level 'Neff' double oven and grill and a microwave. The Kitchen also benefits from a space and point for a fridge/freezer, space for a tumble dryer, inset ceiling downlighting and a wall mounted bottle rack. On one side there is space for a six seater Dining Room table with two windows to one side, both with radiators below and a painted half panelled wall.

STAIRS AND LANDING

Returning to the Entrance Hall, stairs with wooden balustrade and hand rail to one side lead to the First Floor Landing with doors to the bedrooms, attractive painted tongue and groove panel walls, radiator and range of fitted book shelving and hatch to roof space.

MASTER BEDROOM

A very large dual aspect double bedroom with window to the rear and window to the front allowing lovely views over the golf course and open countryside beyond, both with radiators below. On one side there is a modern built-in wardrobes fitted with storage shelving and hanging rails. The Bedroom also benefits from attractive painted tongue and groove panel walls, an exposed A frame, inset ceiling down lighting and TV point. In one corner a panel door opens into an

ENSUITE SHOWER ROOM

with fully tiled walls and matching white suite comprising a fully tiled corner shower cubicle housing a 'Bristan' stainless steel mixer shower with extractor fan over and glazed shower screen to one side; a built-in corner vanity unit set into a laminate plinth with strip pine cupboard below and extending mirror over; and a low level WC. The Ensuite is finished with a heated towel rail, inset ceiling down lighting, ceramic tiled floor, and part exposed A frame.

BEDROOM 2

Another large double bedroom with window to the front allowing roof top views over Chulmleigh to open countryside in the distance., with radiator below. The Bedroom also benefits from attractive painted tongue and groove panel walls, modern

built-in wardrobes, radiator. On one side a door leads into the Jack and Jill Bathroom

BATHROOM

with partially tiled walls and matching white suite comprising a panelled corner shower cubicle housing a stainless steel mixer shower with extractor fan over and glazed shower screen to one side; a panel bath with stainless steel taps; a pedestal wash hand basin and a low level WC built-into some useful storage cupboards and set below an original obscure glazed window to the side with tiled sill. The Bathroom also benefits from a heated towel rail, inset ceiling down lighting and a wood effect floor covering. On one side a door opens into Bedroom 3.

BEDROOM 3

A small double bedroom with obscure glazed window to the side with radiator below, painted panelled walls, useful storage recess, smoke alarm and inset ceiling down lighting. In one corner a bi-fold door opens onto the landing.

OUTSIDE

From Leigh Road, Wallingbrook Lodge is approached over a part shared drive giving access to a brick paved parking area allowing enough space for one car and access to a raised timber decked area which is south facing and overlooks the golf course and open countryside beyond. The decking wraps around the front and side of the house creating a lovely Summer seating area and an ideal site for flower pots and planters, in turn giving access to the Front Door into the Entrance Hall. Wallingbrook Lodge also benefits from an electric car charging point.

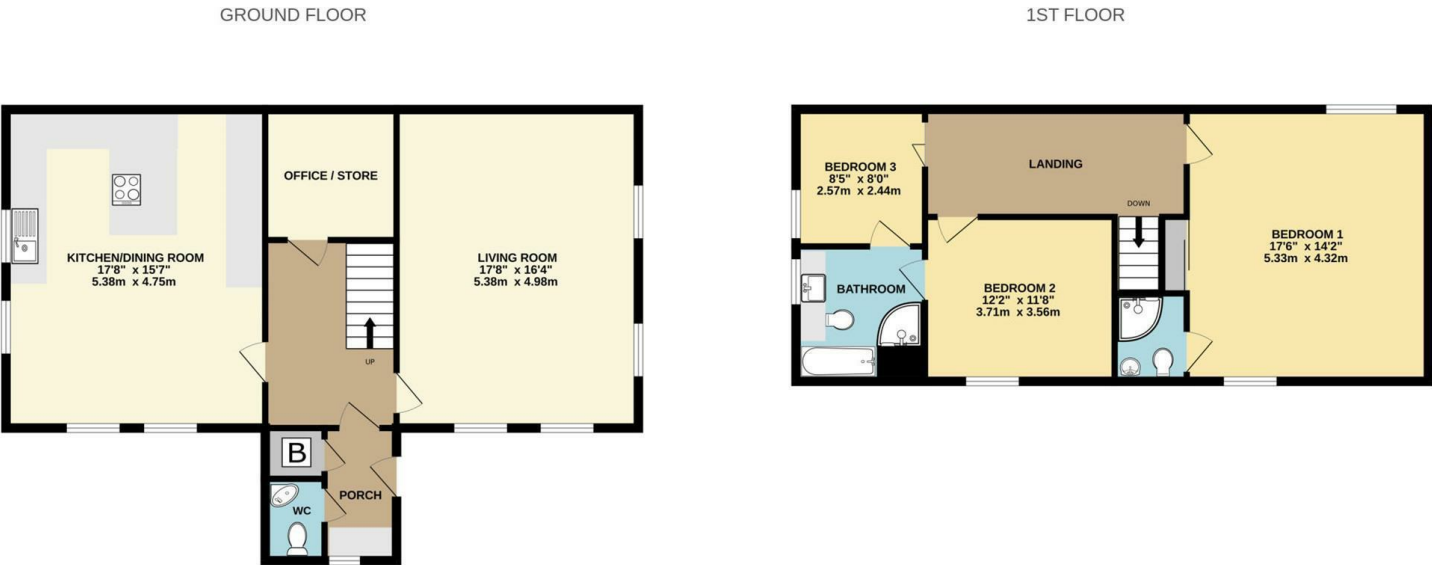
SERVICES

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. Broadband is currently provided by mobile wifi at 21 Mbps. Mobile Phone coverage by EE, 02 and Vodafone. Business Rates currently apply as property currently being used as a Holiday Let.

VIEWING

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

Floor Plan

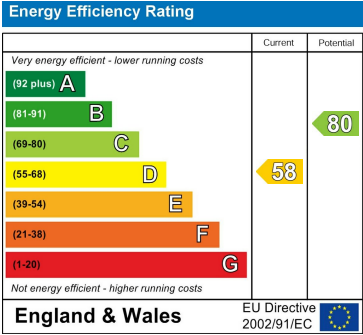


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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