



1A New Street, Chulmleigh, EX18 7DB

Price Guide £150,000

A pretty mid terrace **GRADE II LISTED CHARACTER COTTAGE** conveniently located in the centre of Chulmleigh offering **COMFORTABLE TWO BEDROOM** accommodation arranged over three floors with a **SECLUDED COURTYARD GARDEN AT THE REAR**. 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

1A New Street is a Grade II Listed mid terrace cottage situated in centre of Chulmleigh a short walk from all the shops and services, being of traditional stone and cob construction with painted wood windows throughout and rendered and colour washed elevations under a slate tiled roof. Internally the accommodation is arranged over three floors and briefly comprises an Entrance Hall, a Sitting Room, a Rear Hall, a galley style Kitchen on the ground floor, a double bedroom and a bathroom on the first floor and a further double bedroom on the second floor. 1a New Street also benefits from a new electric boiler providing domestic hot water and servicing the radiators, as well as a wood burner in the Sitting Room. At the rear of the cottage is a delightful walled Courtyard Garden which is highly secluded and creates a lovely sheltered spot for pots and tubs and is ideal for outdoor entertaining

during the summer months. In all, 1A New Street offers the opportunity of a character cottage offering well laid out two bedroom accommodation with the benefit of a courtyard garden, in a central and convenient location within Chulmleigh.

ENTRANCE

From New Street, a half glazed Front Door opens to the Entrance Hall with painted panel walls on either side and a recess that is fitted with a range of display shelves. To the rear is a built-in Cupboard housing the electric boiler providing domestic hot water and servicing radiators, whilst on one side a doorway opens into the

SITTING ROOM

A lovely light Sitting Room with a feature beamed ceiling and, to the front, a multi pane triple window with a painted wooden window seat below looking onto New Street. To one side is an open fireplace with a tiled hearth and beam above housing a cast iron multi-fuel stove. The Sitting Room also benefits from a recess to the side fitted with display shelves and a further recess to the front, again fitted with deep shelves. There are three ceiling spot lights, a radiator, an electric heater and an original painted board door with inset glass light opening into the

REAR HALL

with a door at the rear leading out to the Rear Courtyard and easy-turn stairs leading up to the First Floor Landing, with understairs storage space below. A further doorway opens into the

KITCHEN

A delightful compact, galley-style Kitchen with a multi pane window to the rear which looks into the Courtyard. To one side is a range of pine fronted cupboards and drawers set under a roll top work surface which incorporates a single drainer stainless steel sink unit with space and plumbing for a washing machine below and a useful recess fitted with display and storage shelves over. There is also space & point for an electric cooker and a fridge and 2 single spot lights.

STAIRS AND LANDING

From the Rear Hall, easy-turn stairs lead to the First Floor Landing with a stair-well balustrade, feature painted panel walls to two sides, doors opening to the Bathroom and Bedroom 1, and a further door which opens to a second flight of stairs leading up to Bedroom 2 on the Second Floor.

BEDROOM 1

A good sized double Bedroom with a multi pane window to the front, allowing good natural light and with a painted wooden window seat below. To one side is the Airing Cupboard housing the hot water cylinder with an electric immersion heater and is fitted with slatted shelves above and to the side.

BATHROOM

A good sized Bathroom housing a matching white suite comprising a panel bath with side handles and tiled splash backs; a pedestal wash hand basin with matching splash backs and a low level WC. There is a multi pane window at the rear which overlooks the courtyard below, the Bathroom has a light and shaver point and central ceiling light.

SECOND FLOOR

Returning to the First Floor Landing, a tongue & groove door opens to turning stairs leading up to Bedroom 2, with a window to the rear giving good natural light and with a deep display sill below.

BEDROOM 2

A good sized room with a pretty dormer window to the front with a deep display sill, giving good natural light and allowing views over the roof tops of Chulmleigh. Bedroom 2 has part sloping ceilings with feature part exposed timber frames, and built-in Cupboard to the front and rear, creating useful storage space. There is a hatch to the small area of roof space and Bedroom 2 has a central ceiling light.

OUTSIDE

From the Rear Hall a half glazed door leads to the private walled and fully enclosed, part paved Courtyard Garden, with a most useful part covered Lean-To under a Perspex corrugated roof immediately to the rear of the cottage. To the rear of the Courtyard is a raised flower bed which is ideal for climbing plants and shrubs, and the Courtyard also creates a lovely site for flower pots, tubs and planters and a secluded sitting area.

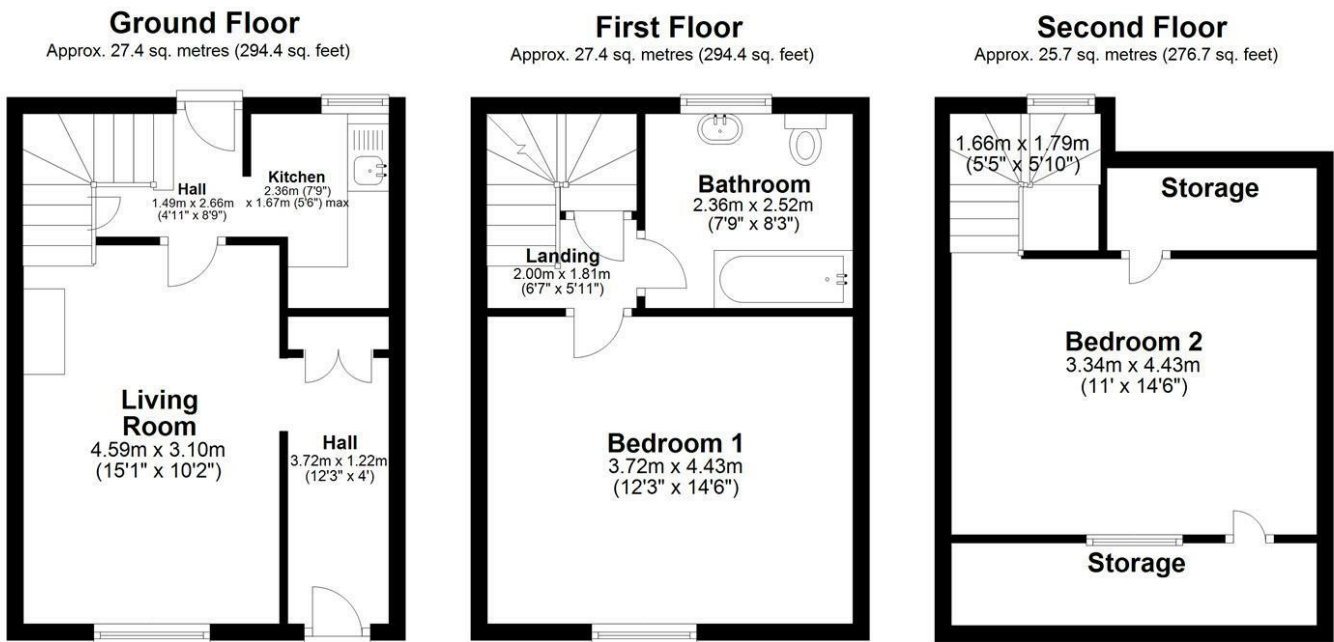
SERVICES

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 EE, 02 and Vodafone.

VIEWING

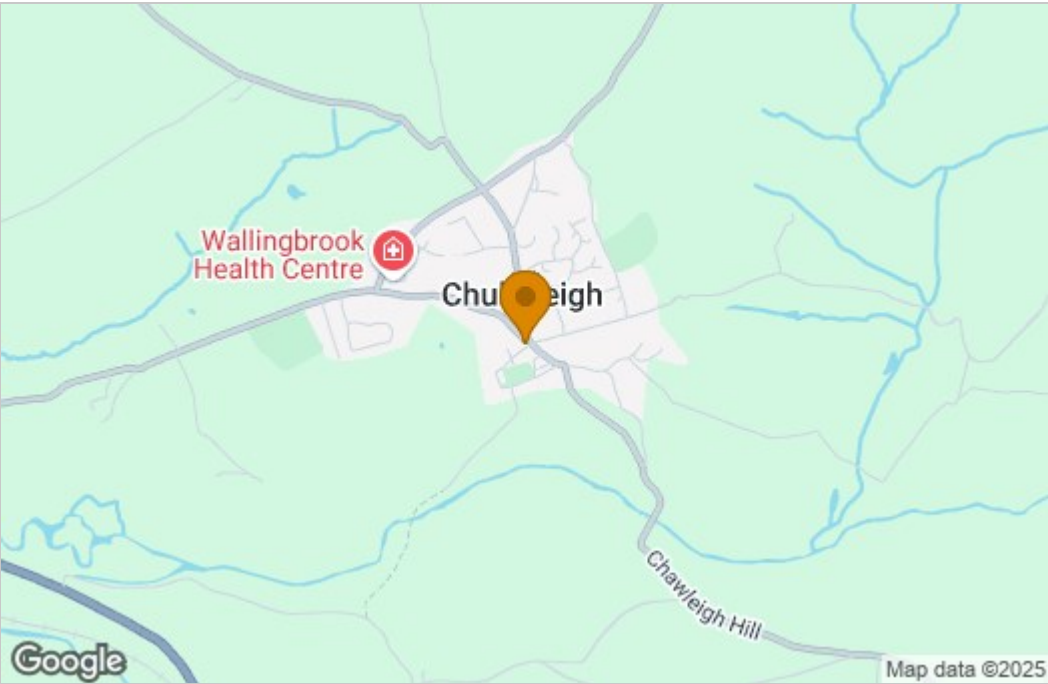
Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

Floor Plan

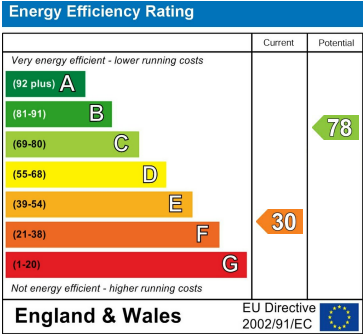


Total area: approx. 80.4 sq. metres (865.6 sq. feet)
1A New Street, Chulmleigh

Area Map



Energy Efficiency Graph



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