



Fishermans Cottage East Street, Chulmleigh, EX18 7DD

Price Guide £315,000

A Grade II Listed cob and thatch DETACHED CHARACTER COTTAGE situated in the centre of Chulmleigh offering exceptionally well presented THREE DOUBLE BEDROOM and TWO RECEPTION ROOM accommodation benefitting from many original period features with secluded REAR COURTYARD GARDEN.

SITUATION

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

Fishermans Cottage is a most attractive Grade II Listed detached cottage situated in the centre of Chulmleigh, a short walk from the towns shops and facilities. The property probably dates back to the 17th century and is of traditional stone and cob construction under a pitched thatched roof with rendered and colour washed elevations and painted wood multi-pane windows throughout. Internally the accommodation is arranged over two floors and briefly comprises an Entrance Hall, a character Sitting Room, a Dining Room and a well fitted Kitchen, whilst on the First Floor there are three double bedrooms and a Shower Room. The present owner has maintained Fishermans Cottage to a very high standard and it still benefits from all the character and charm one would expect from a property of this style and period including traditional beamed ceilings in the ground floor rooms, the

original exposed stone fireplace in the Sitting Room and lovely oak doors throughout. Outside and to the rear of the house there is a secluded walled Courtyard Garden which is completely private creating a lovely Summer Seating Area with an open wood store to one side and an outside WC in one corner.

ENTRANCE

From East Street, a heavy wooden Front Door with thatched porch over opens into the

ENTRANCE HALL

with doors to the Sitting Room and Dining Room and half glazed Back Door leading out to the Rear Courtyard. The Entrance Hall also benefits from a cupboard housing the electric meters and fuse boxes, two wall lights, smoke alarm and a lovely slate flagstone floor.

DINING ROOM

A good sized room with window to the front overlooking East Street with night storage heater to one side, traditional beamed ceiling and painted pine panel walls. The Dining Room is finished with a slate flagstone floor which continues through an archway into the

KITCHEN

A well fitted modern Kitchen with a range of matching light ash effect units to three sides under a roll-top work surface with tiled splash backs including and incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap set below a window to the rear overlooking the garden. On one side there is a space and point for an electric cooker with a built-in extractor hood over set between a range of matching wall units whilst on the opposite side there is an integrated dishwasher. The Kitchen also benefits from an integrated fridge/freezer, a larder cupboard, an exposed stone wall, inset ceiling down lighting and space and plumbing for a washing machine.

SITTING ROOM

Returning to the Entrance Hall, a door opens into the Sitting Room which is of a good size with a window to the front with window seat below, and the original exposed stone fireplace to the rear housing a cast iron multi-fuel stove with raised stone hearth and inset heavy wooden beam over. The Sitting Room also benefits from a heavy beamed ceiling, part pine panelled walls, TV point, night storage heater and three double wall lights. In one corner a strip pine door opens onto the stairs leading to the First Floor Landing with under-stairs storage cupboard below.

FIRST FLOOR LANDING

A spacious landing with doors off to all first floor rooms, window to the rear overlooking the garden and smoke alarm.

BEDROOM 1

A good sized double bedroom with window to the rear overlooking the garden.

BEDROOM 2

Another double bedroom with window to the front overlooking East Street and night storage heater

BEDROOM 3

Another double bedroom with window to the front overlooking East Street, and range of built-in wardrobes along one wall providing useful hanging and storage shelving.

SHOWER ROOM

With partially tiled walls and matching white suite comprising a fully tiled double shower cubicle housing a stainless steel mixer shower with glazed screen to one side; a low level WC; and a pedestal wash hand basin with back lit mirror over. The bathroom also benefits from an internal obscure glazed window allowing borrowed light from Bedroom 3, extractor fan, inset ceiling down lighting and a chrome ladder towel rail.

OUTSIDE

At the rear of the cottage and accessed from the Back door there is a pretty walled Courtyard Garden creating a lovely secluded Summer seating area and an ideal site for flower pots and planters. On one side is a wooden Garden Shed ideal for logs whilst in one corner a door open into an outside WC.

SERVICES

Mains electricity, mains water and mains drainage. Telephone connected subject to BT regulations.

Floor Plan



Total area: approx. 90.9 sq. metres (978.3 sq. feet)

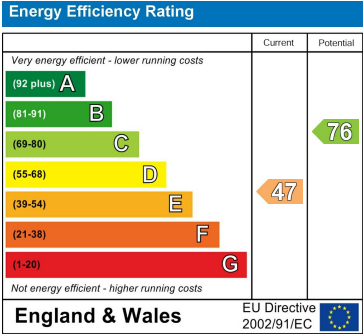
For Identification purposes only.
Plan produced using PlanUp.

Fishermans Cott, East Street, Chulmleigh

Area Map



Energy Efficiency Graph



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