



Bank Cottage Chawleigh, Chulmleigh, EX18 7HL
Price Guide £425,000

A Grade II Listed cob and thatch DETACHED COTTAGE situated in a quiet village location offering well presented TWO/THREE BEDROOM character accommodation including a good sized Sitting/Dining Room, a Kitchen with separate Utility Room and a Bathroom, with OFF-ROAD PARKING, GARAGE/WORKSHOP and pretty cottage Gardens enjoying lovely rural views to the rear.

SITUATION (CHAWLEIGH)

Chawleigh is a small Mid Devon village situated approximately one mile from the A377 Exeter/Barnstaple main road. Local facilities include a village shop, a children's nursery, a Church, a hairdressers and a local pub. A wider range of facilities can be found at Chulmleigh, approximately 1 ½ miles to the west, including a shop, post office, a delicatessen, a hairdresser, a garage, two local pubs, an Indian restaurant, a Church, a primary school, a secondary school and a community run Sports Centre. The larger market town of Crediton lies approximately eight miles to the east offering a more comprehensive range of shops and facilities including three supermarkets, solicitors, accountants, a secondary school, a Leisure Centre, and a good farmers market. The cathedral city of Exeter lies further to the east and offers all the shops and services one would expect from the county's principal city. Road Link is via the A30, which can easily be accessed at Okehampton or at Whiddon Down providing a fast route into Exeter in the east or Cornwall in the West.

There are excellent recreational and sporting facilities in the area with Leisure Centres in Crediton, and Okehampton offering well equipped fitness suites, swimming pools, football clubs, badminton, netball, tennis and judo. There are further community run sports facilities in Chulmleigh and Winkleigh, fishing in the rivers Oke, Taw and Torridge, near-by golf courses at Okehampton, Down St Mary and Crediton, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devons scenic and rugged coastline, being approximately an hours drive.

DESCRIPTION

Bank Cottage is a pretty Grade II Listed detached cottage situated in the quiet Mid Devon village of Chawleigh, being of traditional stone and cob construction under a thatched roof with a single storey slate roof extension to the front and side encompassing the Kitchen, and further single storey extensions to the other side and rear under asbestos sheet roofs encompassing the Bathroom, Utility Room and Bedroom 3, all with part rendered and colour washed elevations. Internally the cottage offers all the character and charm one would expect from a property of this style and period including the original exposed stone fireplace in the Sitting Room with bread oven to one side, traditional beamed ceilings and pretty multi-pane cottage windows throughout. Bank Cottage also benefits from oil fired central heating, a galley style Kitchen and a well fitted Bathroom including a bath and a shower. The well presented accommodation is arranged over two floors and briefly comprises an Entrance Hall, a split level Sitting/Dining Room, a Bathroom, a galley

style Kitchen, a separate Utility Room, a ground floor Bedroom 3/Study, whilst on the first floor there are two double Bedrooms. Outside, Bank Cottage benefits from off-road parking for at least one car and access into the attached Single Garage, whilst surrounding the property there are pretty cottage gardens which are beautifully planted, of a good size and allow roof top views over Chawleigh to open countryside in the distance.

ENTRANCE HALL

From the road paved steps and path lead up to pretty glazed French Doors opening into the Entrance Hall with benches on each side and steps leading up to the heavy wooden Front Door opening into the

SITTING/DINING ROOM

A good sized dual aspect, character room with windows to the front and rear overlooking the garden, part half panelled walls, and the original exposed stone fireplace at one end housing an open grate with bread oven to one side, inset heavy beam over and stone hearth. The Sitting Room is split level with a good sized Sitting Area at one end and a Dining Area at the lower end all benefitting from a traditional beamed ceiling, two radiators, wall lights, TV & telephone points, useful understairs storage cupboard, central heating and hot water control panel, further cupboard housing the electric meters and fuse boxes. Doors lead to Inner Hall, the stairs leading to the First Floor Landing and the

INNER HALL

Returning to the Sitting Room a door opens in the Inner Hall providing ample coat hanging space, window to the front and further door into the

BATHROOM

with fully tiled walls and matching white suite comprising a panel bath with stainless steel pillar taps; a fully tiled shower cubicle housing a stainless steel mixer shower with glazed shower screen to one side; a low level WC; and a pedestal wash hand basin with wall mounted mirror over. The Bathroom also benefits from inset ceiling lighting, radiator, obscure glazed window to one side with tiled sill, extractor fan and ceramic tiled floor.

KITCHEN

A galley style Kitchen fitted with a range of matching modern units to two sides under a laminate work surface with tiled splash backs including and incorporating a 'Belfast sink with stainless steel mixer tap set below a window to the rear overlooking the garden. At one end there is a built-in AEG single oven and grill, with inset hob and extractor fan over. The Kitchen also benefits from a further window to the front with tiled sill, inset ceiling down lighting, ceramic tiled floor, door to Bedroom 3, and radiator. At one end a heavy wooden Back

Door with inset glass light opens onto two steps up to the

REAR HALL/UTILITY ROOM

A split level room fitted with a laminate work surface along one wall incorporating a single drainer stainless steel sink unit with mixer tap, set below a window to the rear with space and plumbing for both a washing machine and tumble dryer below, ceramic tiled floor, space and points for fridge and freezer, further window to the rear and triple ceiling spotlight. At one end a stable style Back Door leads out to the Rear Garden.

BEDROOM 3/STUDY

A good sized ground floor room currently used as a double bedroom with window to the rear overlooking the garden, internal window allowing borrowed light onto the Rear Hall and laminate flooring.

STAIRS AND LANDING

Returning to the Sitting Room, a heavy wooden door opens onto the stairs leading to the First Floor Landing with doors to the both Bedrooms, hatch to roof space and useful over stair storage cupboard.

BEDROOM 2

A double bedroom with window to the front overlooking the garden, radiator, internal window allowing borrowed light onto the Landing and heavy wooden beam.

BEDROOM 1

A large dual aspect double bedroom with windows to the front and rear, allowing lovely views across open countryside to the rear.

OUTSIDE

From the road, double wooden gates open onto a gently sloping parking area allowing enough space for at least two cars and access to the oil tank at one end, whilst to the side double wooden doors open into the attached lean-to Single Garage being of block and timber construction under a sloping galvanised iron roof with concrete floor and oil fired boiler providing domestic hot water and servicing the radiators in the house. At the rear of the garage a wooden pedestrian door opens into the Rear Garden which runs the full width of the property being bordered by clipped privet hedging, mainly laid to lawn and allowing roof top views over Chawleigh at the rear, to far reaching countryside in the distance creating a really super feature. At the end of the Rear Garden is a pretty wildlife pond and a further large area of lawn situated at the far end of the cottage with paved patio area to one side, and once again enjoying lovely rural views. This area of garden has been beautifully planted and landscaped to include established cottage garden borders which boast an array of plants, bulbs and perennials which, when in bloom, create a really pretty feature.

At the end of the cottage a path leads down past a Log Store and the Back Door into the Rear Hall to a wooden pedestrian gate opening into the Front Garden, which is mainly paved with raised shrub beds to one side. At the front, a further wooden pedestrian gate returns to the road.

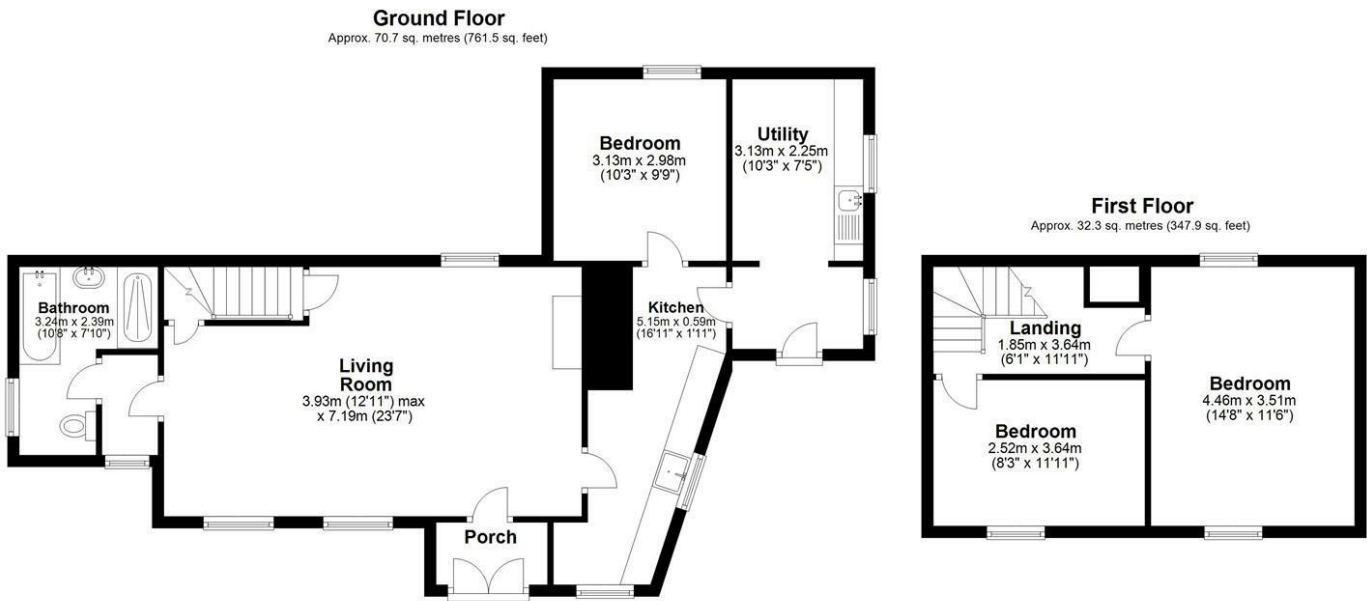
SERVICES

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 7 Mbps Superfast Broadband (provided by BT) is 80 Mbps. Mobile Phone coverage by EE, 02 and Vodafone. Council Tax - Band D - 2024/25 £2,379.12.

VIEWING

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

Floor Plan



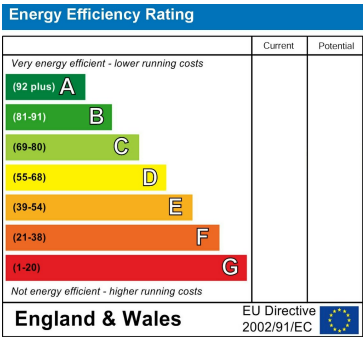
Total area: approx. 103.1 sq. metres (1109.4 sq. feet)
Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

Bank Cottage, Chawleigh, Chulmleigh

Area Map



Energy Efficiency Graph



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