



Granary Cottage Church Street, Chulmleigh, EX18 7BU

Price Guide £240,000

A most attractive CHARACTER COTTAGE offering charming, versatile and well laid out TWO BEDROOM ACCOMMODATION including a Kitchen/Dining Room, a feature First Floor Sitting Room and Two Ensuite Bathrooms with A COVERED COURTYARD GARDEN overlooking Chulmleigh's cobbled square and the Church beyond.

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

Granary Cottage is a charming village cottage situated in a delightful location overlooking Chulmleigh's cobbled Square and War Memorial Garden, to the Church beyond. The Cottage, formerly a grain store, is a barn conversion and is of traditional stone construction under a slate tiled roof with part timber framed walls of the extension, with mostly stained hard wood double glazed window units throughout, and benefiting from electric central heating throughout. The accommodation has also been cleverly thought out, comprising a good sized Kitchen/Breakfast Room, a Hall, a Bedroom and a newly fitted Shower Room on the Ground Floor. On the First Floor is a superb Sitting Room with a vaulted ceiling and the original exposed 'A-frame, a lovely pine plank floor, a feature wood-burning stove and with two windows and French doors opening onto a Juliet balcony on one side. Also on the First

Floor, set below a sloping ceiling, is the Master Bedroom and En Suite Shower Room, with a fitted wardrobe and ample storage space under the eaves. Granary Cottage also benefits from a 'Mediterranean' style covered courtyard to the side, which is a most useful addition to the property and creates an attractive outdoor sitting area. There is also provision for parking in the cobbled square in front of the Cottage, or communal parking a short walk away.

In all Granary Cottage offers the opportunity of a super village cottage offering charming and well laid out accommodation with many character features throughout, and benefiting from a covered courtyard, all set in a convenient location just off the centre of Chulmleigh.

ENTRANCE HALL

From the town square, a stained wood Front Door opens into the Entrance Hall with oak board floor and doors to the Kitchen/Dining Room and Bedroom 2. On one side is a window overlooking the square with radiator below, whilst on the opposite side stairs with a window to one side lead to the First Floor Landing.

KITCHEN/DINING ROOM

A super room, dual aspect with a window at the front looks over the War Memorial Garden to the Church beyond, and two windows at the side look into the Courtyard. One end of the room creates the Dining Area, with two central ceiling lights and a radiator. At the other end is the Kitchen Area, fitted around one corner with a range of matching floor cupboards & wall units with tiled splashbacks and the floor cupboards set under a rolltop worksurface. The units include a single stainless steel sink unit with a mixer tap. At one end is a built in stainless steel oven and hob with plumbing for a dishwasher to one side. The Kitchen Area also has central ceiling lights. There is a feature exposed stone wall running almost the full length of one side, where there is ample space for a fridge/freezer, whilst in one corner a stained wood plank door opens to a most useful Walk In Cupboard which houses the wall mounted electric boiler providing domestic hot water and central heating with a Control Panel on one side. There is also a light connected. From the Kitchen/Dining Room, a uPVC double glazed door opens out to the Courtyard.

BEDROOM 2

A useful double ground floor bedroom with fitted wardrobe, understairs cupboard, oak board floor and a window to the rear with radiator below. In one corner a door opens into the

EN-SUITE SHOWER ROOM

A newly refurbished Shower Room, with partially tiled walls and matching white suite comprising a

fully tiled shower cubicle housing an electric shower with glazed shower screen to one side; a bespoke built-in vanity unit set into an oak top with stainless steel taps and cupboard below; and a low level WC. The Shower Room also benefits from a newly tiled floor, a heated towel rail and an obscure uPVC double glazed window to the rear.

STAIRS

Returning to the Entrance Hall, stairs with wooden balustrade and hand rail to one side lead straight to the First Floor and the

FIRST FLOOR SITTING ROOM

A superb feature room with a high vaulted ceiling and two exposed 'A- Frames', plus a lovely old pine plank floor. There are double glazed stained wood windows on either side of the room, the two on one side being either side of a central three-quarter double glazed French Doors with external wrought-iron railings, all of which allow good natural light and enjoy glorious views of the War Memorial Garden, the Church and peep through to the Little Dart and Taw Valleys beyond. At the front of the Sitting Room is a raised hearth housing a cast iron wood burning stove, behind which is a full height exposed stone wall. On the other side is a feature exposed brick wall with window to the rear. The Sitting Room also benefits from a TV point and two radiators. At the side a stained pine plank door opens to

BEDROOM 1

A most unusual double Bedroom, set below a sloping ceiling (with limited head height at the side) with feature exposed ceiling timbers, and an inset Velux roof light. At the wider end that continues into the recess, is a window at the far end with a radiator below plus ample space for a double bed and furniture, all with a feature exposed stone wall along one side. At the other end is the En-suite Area with a large shower cubicle housing a 'Mira' Sport electric shower with a pivot door; a vanity unit with an inset wash hand basin and tiled splashback; and a partially concealed low level WC with macerator. Three-quarter height doors open to a useful Built-In Wardrobe, and a three-quarter height stained pine door opens to an Under Eaves Storage Cupboard providing useful storage space.

COURTYARD

From Church Street, a pedestrian gate opens to the Covered Courtyard about 15' x 8' (4.57m x 2.44m) overall. A super addition to the cottage, being semi-open to the side and front with railed openings. The Covered Court Yard creates a lovely summer sitting area with views over the cobbled Square to Chulmleigh's Church, and has a log store and storage area at the rear behind trellised gates, where there is also a space & plumbing for a washing machine. On one side, an overhead cupboard houses the electric meter & fuse boxes,

and the yard has a 'Mediterranean-Style' tiled floor. On the far side, a UPVC double glazed Back Door opens into the Kitchen/Dining Room.

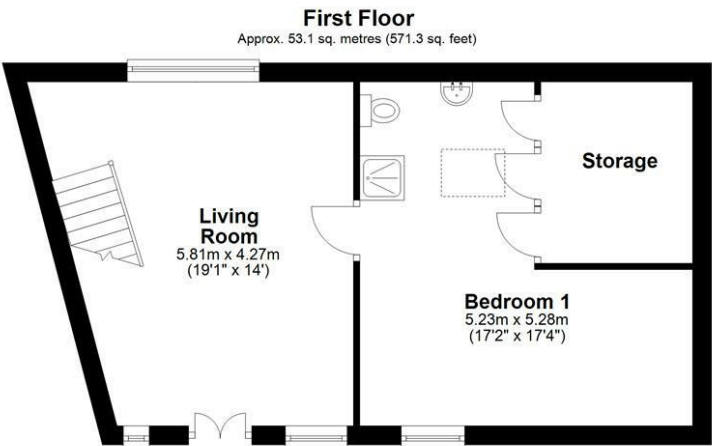
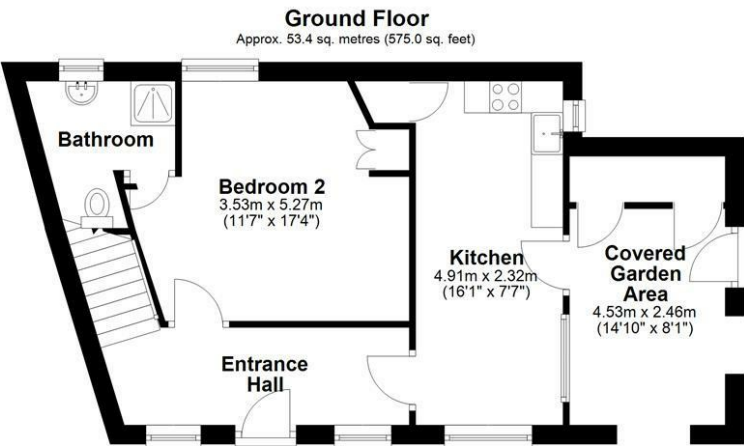
SERVICES

Mains electricity, mains water and mains drainage. Electric Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. Basic broadband speed is 17 Mbps Superfast Broadband (provided by BT) is 44 Mbps. Mobile Phone coverage by EE, 02 and Vodafone. Council Tax Band B - North Devon Council 2024/25 - £1,828.36

VIEWING

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

Floor Plan

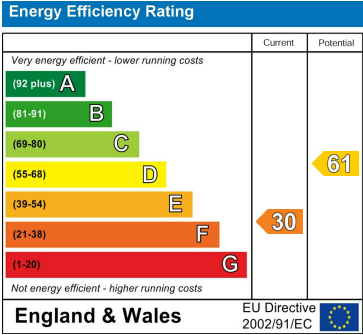


Total area: approx. 106.5 sq. metres (1146.3 sq. feet)
Granary Cottage

Area Map



Energy Efficiency Graph



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