



## **Bramble Cottage Leigh Road, Chulmleigh, EX18 7BL**

**Price Guide £275,000**

A Grade II Listed cob and thatch SEMI-DETACHED COTTAGE situated in the centre of CHULMLEIGH offering well laid out THREE BEDROOM character accommodation including a Sitting/Dining Room, Kitchen/Breakfast Room and a Bathroom with pretty COTTAGE GARDENS at the rear. Offered with No-Ongoing 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 Devon's scenic and rugged coastline, being approximately three-quarters of an hours drive.

## DESCRIPTION

Bramble Cottage is a Grade II Listed semi-detached cottage situated in the centre of Chulmleigh, a short walk from the shops and services, being of traditional stone and cob construction under a thatched roof with a more recent single storey extension to the rear under an asbestos sheet roof encompassing the Kitchen and Bathroom, all with rendered and colour washed elevations. Internally the well laid out character accommodation is arranged over two floors and briefly comprises a large Sitting/Dining Room, an Inner Hall, a Kitchen/Breakfast Room, a Bathroom, whilst on the first floor there is a double bedroom with En-suite Cloakroom, and two further bedrooms. Bramble Cottage dates back to the 17th Century and benefits from all the character and charm one would expect from a property of this style and period including traditional beamed ceilings, the original exposed

stone fireplace in the Sitting Room, and traditional multi-pane windows throughout. The Kitchen/Breakfast Room is fitted in a traditional style and benefits from an oil fired Rayburn for cooking, room heating, providing domestic hot water and servicing radiators when lit. Outside and to the rear of the cottage is a pretty private garden which is partially walled and mainly laid to lawn with established cottage garden borders creating a really super feature. Bramble Cottage is offered with No-On Going Chain.

## ENTRANCE

From Leigh Road, a stable style Front Door with inset glass light and step down into the

## SITTING/DINING ROOM

A large dual aspect room with traditional multi-pane window to the front and fully glazed French doors and window to the rear overlooking and leading out to the garden. This room benefits from many traditional period features including the original beamed ceiling and support posts, the original exposed stone fireplace housing a cast iron multi-fuel stove with slate hearth, inset heavy wooden beam over and original bread oven recess to one side, and a built-in strip pine display and storage cupboard, and strip pine panel walls. The Sitting/Dining Room also benefits from a slate tiled floor, a Cloaks Cupboard which also houses the electric meters and fuse boxes, a TV point, smoke alarm and three double wall lights. At the rear of the room, fully glazed French doors open into the

## INNER HALL

with slate tiled floor, storage cupboard to one side, smoke alarm, half glazed Back Door leading out to the Rear Garden, further doors to the Kitchen and Bathroom, and stairs leading to the First Floor Landing.

## KITCHEN/BREAKFAST ROOM

A good sized room fitted with a range of bespoke strip pine and painted units to two sides under a butchers block work surface with partially tiled splash backs, including and incorporating a single drainer stainless steel sink units with mixer tap, and a range of matching wall units. In one corner is an oil-fired Rayburn for cooking, room heating, providing domestic hot water and servicing radiators, whilst at one end there is a good sized dining area with windows on all sides overlooking the garden, and fitted wooden storage benches below. The Kitchen is finished with an electric cooker point, space and point for a fridge freezer, space and plumbing for a washing machine and tumble dryer, inset ceiling down lighting, heat alarm and ceramic tiled floor.

## BATHROOM

fitted with a matching white suite comprising a

corner panel shower bath with fully tiled splash backs and 'Mira Events' electric shower over, a built-in vanity unit set below a window to the rear with stainless steel taps and storage cupboard below, radiator, built-in storage cupboard, mirror fronted medicine cabinet and ceramic tiled floor, On one side a door opens into the Cloakroom fitted with a low level WC set below a window to the rear overlooking the garden also with ceramic tiled floor.

### **STAIRS AND LANDING**

Returning to the Inner Hall, stairs lead straight to the First Floor Landing with doors to all bedrooms. On one side is the Airing Cupboard housing the lagged hot water cylinder with electric immersion heater and slatted shelving.

### **BEDROOM 1**

A good sized dual aspect double bedroom with windows to the front and rear, and radiator. In one corner a doorway opens into a Cloakroom fitted with a low level WC and a pedestal wash hand basin with tiled splash backs.

### **BEDROOM 2**

with window to the rear overlooking the garden, fitted book shelving, built-in wardrobe to one side and radiator.

### **BEDROOM 3**

A single bedroom that is currently used as a dressing room with window to the front and radiator.

### **OUTSIDE**

From the Sitting Room, fully glazed French Doors overlook and lead out to a covered and tiled patio area lying immediately to the rear of the cottage and creating a sheltered Summer seating area. Beyond the patio is a good sized cottage garden which is partially walled creating a high degree of privacy and seclusion, being mainly laid to lawn but interspersed with two wildlife ponds, cottage garden style plants, trees and shrubs. On one side is the oil tank, whilst at the end is a useful wooden Garden Shed. Parking is on-street parking (no permits required) opposite the Cottage.

### **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 18 Mbps Superfast Broadband (provided by BT) is 80 Mbps. Mobile Phone coverage by EE, O2 and Vodafone.

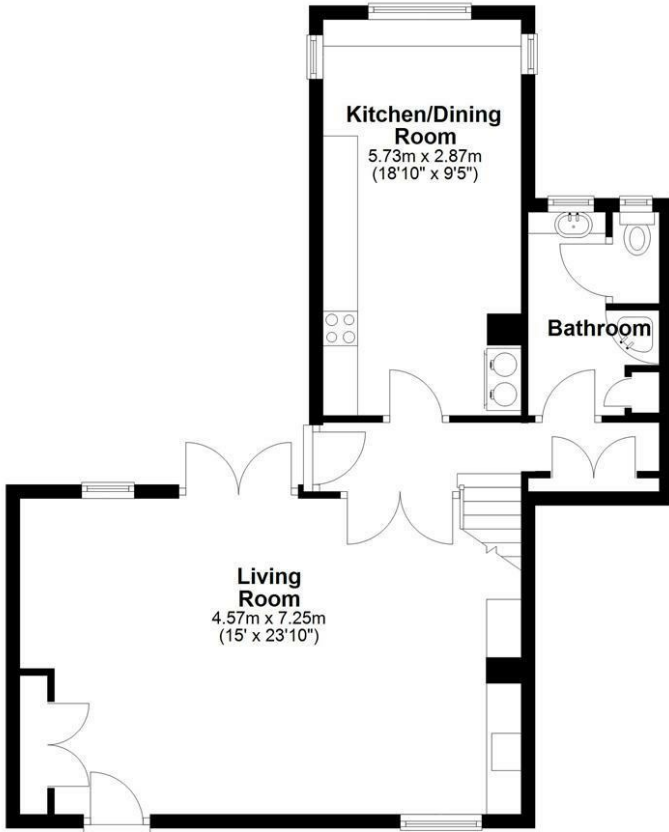
### **VIEWING**

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail [enquiries@keenors.co.uk](mailto:enquiries@keenors.co.uk)

# Floor Plan

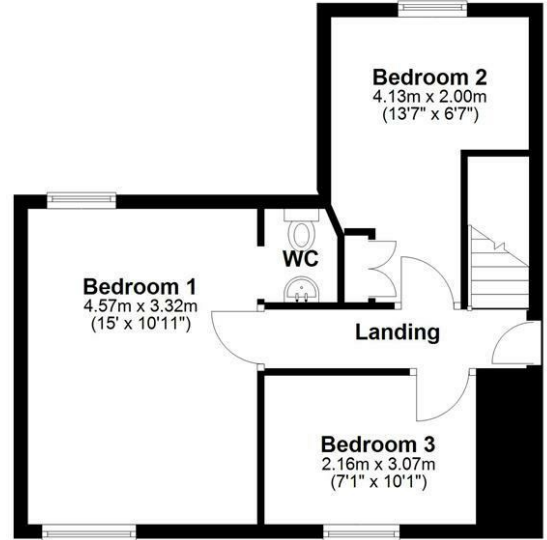
## Ground Floor

Approx. 61.1 sq. metres (657.7 sq. feet)



## First Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



Total area: approx. 102.2 sq. metres (1100.2 sq. feet)

## Bramble Cottage

# Area Map



# Energy Efficiency Graph

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