



The Old Piggery South Molton Street, Chulmleigh, EX18 7BW
Price Guide £150,000

A detached workshop/private gym set in the grounds of the Old Court House public house a short walk from the centre of Chulmleigh, with planning permission from North Devon District Council under Application Number 77167 to convert and extend the property into a detached one bedroom bungalow with the benefit of a good sized private garden and a patio.

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 hour drive.

DESCRIPTION

The Old Piggery is currently a detached workshop/private gym set in the grounds of the Old Court House public house a short walk from the centre of Chulmleigh, being of modern rendered block construction under a tiled roof with colour washed elevations and painted wood double glazed windows throughout. The current owner gained planning permission from North Devon District Council under Application Number 77167 to convert and extend the property into a detached one bedroom bungalow with the benefit of a good sized private garden and a patio. Internally the accommodation currently comprises two good sized rooms and a Shower Room with the proposal of extending the bungalow to create an extra room at one end and a Conservatory at the other. Outside and at one end of the property there is a good sized garden which is currently laid to lawn, whilst

pedestrian access can be gained from Royal Charter Park or from South Molton Street passing the pub. Overall The Old Piggery offers the opportunity for a simple self build project where all the mains services are connected and the hard landscaping has been completed, giving any buyer there own chance to put their own stamp on the property.

ENTRANCE

From the corner of Royal Charter Park, a wooden pedestrian gate opens onto a paved patio at the front of the property giving access to a step up to the Front Door opening into the

WORKSHOP

being dual aspect with windows to the front and side, electric meters and fuse boxes, electric strip lighting and plank effect floor covering. At one end a door opens into the gym/office whilst on one side a door opens into the

SHOWER ROOM

with fully tiled walls and matching white suite comprising a fully tiled shower cubicle housing an electric shower with glazed shower screen to one side; a pedestal wash hand basin with stainless steel taps and electric water heater over; and a low level WC. The bathroom also benefits from a tiled floor, a mirror fronted medicine cabinet and some storage shelving.

OFFICE/GYM

From the workshop a door opens into the office gym, also being dual aspect with windows to the side and rear, and Back Door leading outside.

OUTSIDE

From Royal Charter Park, a wooden pedestrian gate opens onto a paved patio at the front of the The Old Piggery with further paved paths leading along each side of the property to a rear patio, both bordered by traditional stone walling and wooden panel fencing. From the rear patio, steps lead up to a good sized garden which is bordered by hedging on either side and mainly laid to lawn creating a really useful feature.

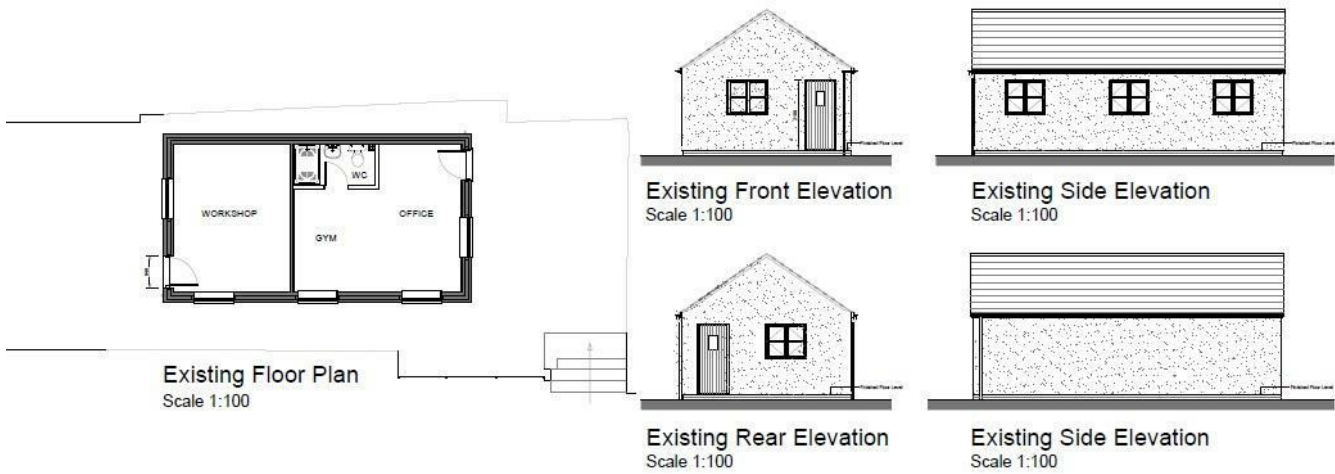
SERVICES (RENTAL)

Mains electricity, mains water and mains drainage. 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.

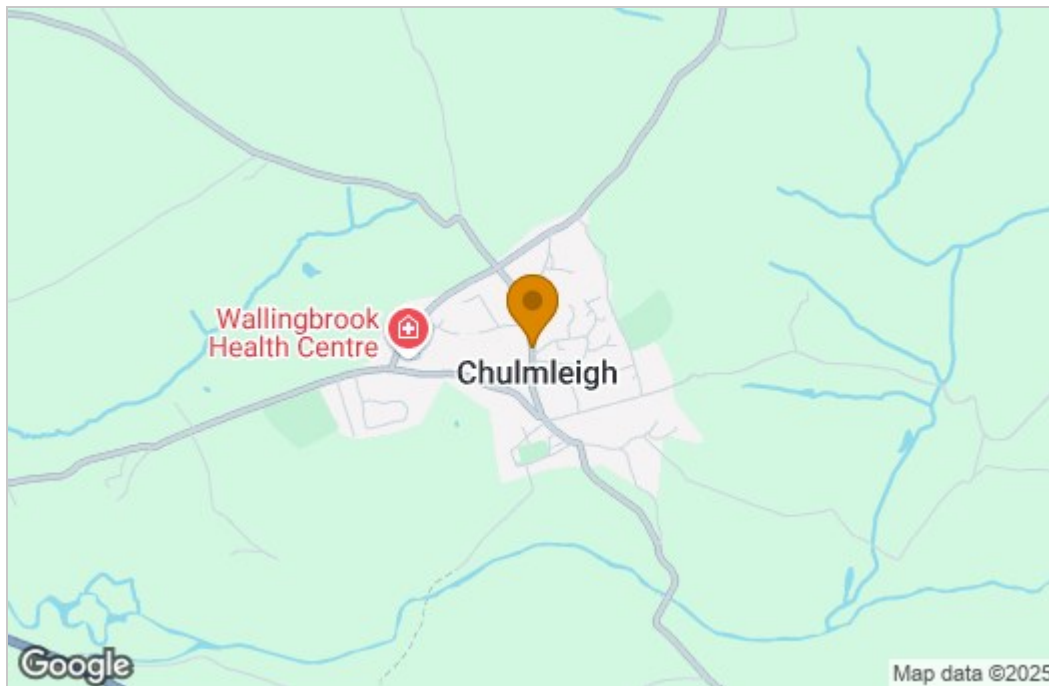
PLANNING PERMISSION

A copy of the Planning Permission Decision Notice for the Development and the associated Plans are drawings are available from The Keenor Estate Agent office on request or can be viewed on the North Devon District Council Planning Portal under application number 77167.

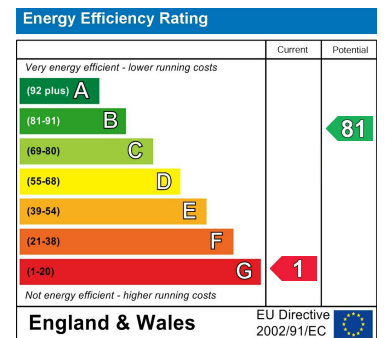
Floor Plan



Area Map



Energy Efficiency Graph



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