



Farnaby , Chulmleigh, EX18 7JR

Price Guide £450,000

A unique and highly individual detached property situated in on the outskirts of Chulmleigh offering spacious **THREE BEDROOM** accommodation in need of modernisation and improvement with parking, Integral Double Garage and Large Garden. **FURTHER 7 ACRES OF LAND AVAILABLE BY SEPERATE NEGOTIATION.**

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

Farnaby is a detached thatched single storey property situated in the heart of the Taw Valley just off the A377 Exeter/Barnstaple main road and approximately 1/2 a mile from the popular North Devon town of Chulmleigh and allowing lovely rural views across the adjoining countryside. The property is of traditional stone construction under a thatched roof with rendered and colour washed elevations are partial double glazing throughout. Internally the accommodation is arranged over the ground floor and briefly comprises an Entrance Hall, a Sitting Room, a Kitchen, a separate Utility Room, three Bedrooms, a Walk-through Study/Bedroom 4 and a Bathroom. Farnaby also benefits from oil fired central heating. The property has recently been let on a long term basis and would now benefit from a programme of modernisation and improvement including replumbing, re-wiring, refitting the Kitchen

and Bathroom suites, redecorating and recarpeting throughout. Outside, the property benefits from ample off-road parking allowing access into an integral Double Garage which could be incorporated into the accommodation subject to any necessary planning permissions and building regulations. The good sized gardens surround the property and benefit from a useful storage sheds, greenhouse and a dog kennel and allow lovely rural views to across the adjoining farmland. Farnaby is being sold with the option of an additional 7 acres available by separate negotiation.

ENTRANCE

From the parking area, fully glazed French doors open into the

ENTRANCE HALL

A spacious Hall with doors to the Sitting Room, Kitchen, Bedroom 1, Study/Bedroom 4 and the Bathroom with parquet flooring, radiator and hatch to roof space. On one side is the Airing Cupboard housing the hot water cylinder with electric immersion heater.

KITCHEN

fitted with a range of wall and floor units to two sides under a tiled work surface including and incorporating a double drainer stainless steel sink unit set below an internal window to the rear overlooking the utility room. The Kitchen also benefits from a radiator, a window to the front, electric cooker point, and built-in storage cupboard. In one corner a stable style door opens into the

UTILITY ROOM

providing space and plumbing for a washing machine, window to the rear, half glazed Back Door leading outside and further door into the Integral Double Garage.

SITTING ROOM

A large triple aspect room with windows to the front, side and rear allowing lovely views across the adjoining countryside. On one side there is a fireplace with tiled hearth and wooden mantle over (currently not in use). The Sitting Room is finished with two radiators.

BATHROOM

fitted with a matching white suite comprising a panel bath with tiled splash backs and 'Triton Hawaii' electric shower over with glazed shower screen to one side; a low level WC; and a pedestal wash hand basin set below two obscure glazed internal windows to the side. The bathroom is finished with a shaver point and a radiator.

BEDROOM 2

with window to the rear overlooking the garden with radiator below.

WALK THROUGH BEDROOM 3/STUDY

with radiator, hatch to roof space and door to Rear Hall and

BEDROOM 1

A double bedroom with window to the rear overlooking the garden and adjoining land beyond, radiator and internal window to the Rear Hall. On one side a door opens to an

EN-SUITE CLOAKROOM

fitted with a low level WC and a pedestal wash hand basin, obscure glazed window to the rear, shaver point and radiator

REAR HALL

A split level room with window to the rear overlooking the adjoining and fully glazed French Doors leading out to the Garden

OUTSIDE

From the shared drive, double wooden gates open onto a good sized parking area allowing access to the Front Door and the Integral Double Garage with wooden sliding vehicular door, window to the side, pedestrian door into the Utility Room, concrete floor and the oil fired boiler providing domestic hot water and servicing radiators. To the side of the parking area there is a raised lawned garden interspersed with mature shrubs and overlooking the adjoining countryside creating a really super feature. At the rear of the property there is a narrower area of lawned garden which overlooks the adjoining farmland and gives access to the remaining side of Farnaby which is of a good size and currently laid to hardstanding but once formed part of the garden with a greenhouse and storage shed to one side. In the corner of this area of garden a wooden pedestrian gate returns to the shared drive.

AGENTS NOTE

The current owners are willing to sell an additional 7 acre field with Farnaby by separate negotiation.

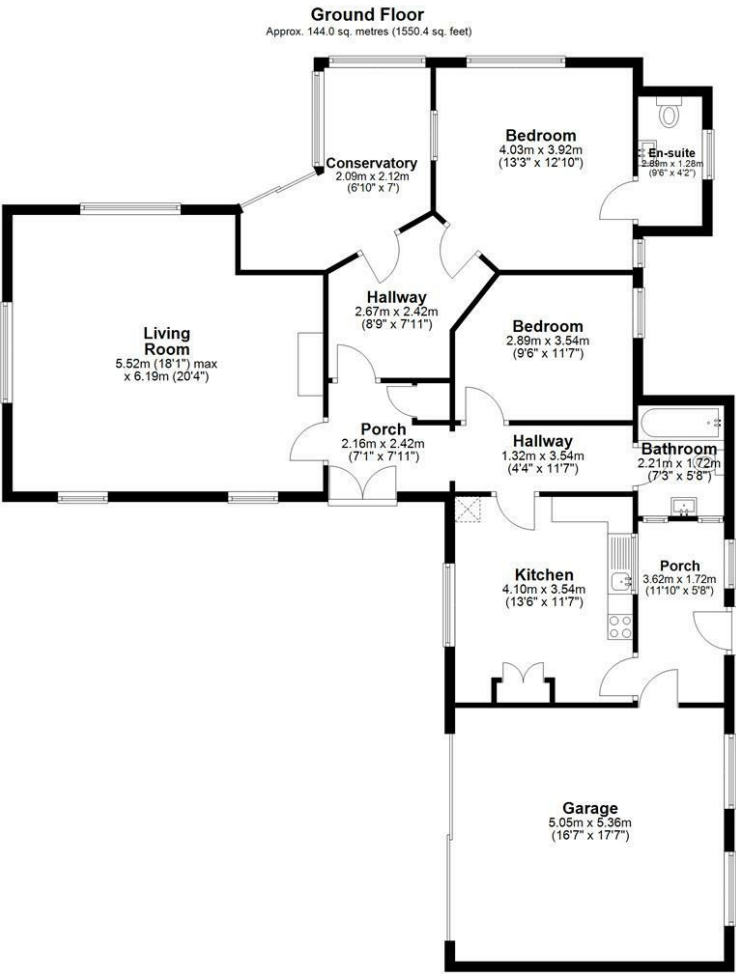
SERVICES

Mains electricity, mains water and private 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 14 Mbps Superfast Broadband (provided by BT) is 900 Mbps. Mobile Phone coverage by EE, 02 and Vodaphone. North Devon District Council, Council Tax Band E 2025/26 - £3004.86

VIEWING

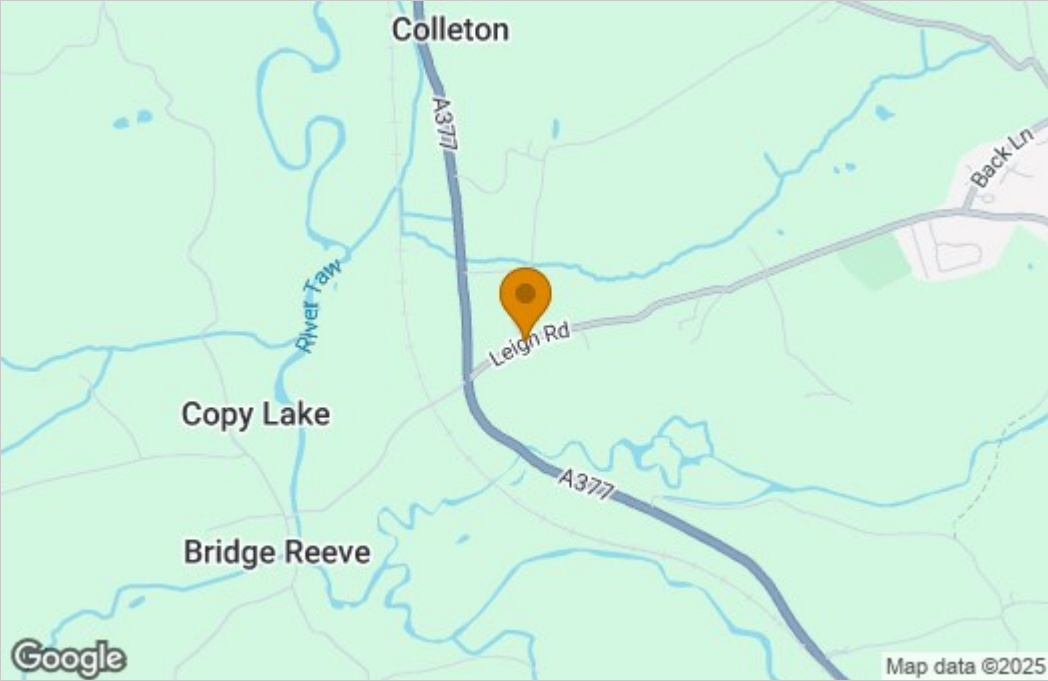
Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

Floor Plan

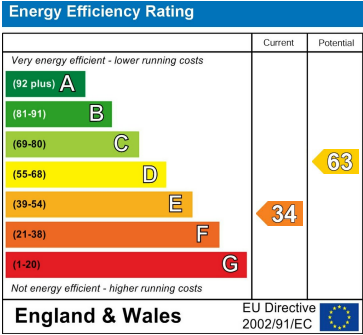


Total area: approx. 144.0 sq. metres (1550.4 sq. feet)
Farnaby , Colleton, Chulmleigh

Area Map



Energy Efficiency Graph



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