



1 Beechlea, Chulmleigh, EX18 7NA

Price Guide £265,000

A SEMI-DETACHED FAMILY HOME situated in a quiet Mid Devon village offering well laid out THREE BEDROOM AND TWO RECEPTION ROOM accommodation including a Kitchen with separate Utility Room, all with scope for further extension and improvement (subject to pp) with AMPLE PARKING, DETACHED GARAGE AND VERY LARGE GARDENS

SITUATION

1 Beechlea is situated in the centre of Ashreigney, a small village set in the heart of rural Devon offering local facilities including a village hall and a church whilst the nearby town of Chulmleigh offers a wider range of facilities and amenities including a good range of local shops including a general store, a florist, bakery, dairy, newsagent, hairdressers etc, along with both an excellent primary school and secondary school/community college, health centre, dental surgery, Post Office, churches, library, two public houses, 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 be easily 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, providing 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 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 water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION

1 Beechlea is a modern semi-detached house situated on the edge of the Mid Devon village of Ashreigney allowing lovely rural views across open farmland. The property dates back to the 1950's and is of modern brick and block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows and doors throughout. Internally the well laid out accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Sitting Room, a Dining Room, a Kitchen with separate Utility Room, a Garden Room and a Cloakroom, whilst on the First Floor leading off the Landing there are three Bedrooms, a Bathroom and a Cloakroom. The house also benefits from an oil fired Rayburn for cooking, room heating and supplying domestic hot water when lit and although in reasonable condition the property would now benefit from a programme

of general modernisation including updating the Kitchen and Bathroom suites. Outside the house is approached from the road giving access to a spacious front garden and off-road parking area allowing enough space for several cars and access into the detached Single Garage. At the rear of the house there is a larger area of lawned garden which is bordered by mature hedging and wooden fencing creating a great space for children and pets with an aviary and sheds to one side.

ENTRANCE

From the front garden a concrete path leads up to the half obscure glazed Front Door opening into the

ENTRANCE HALL

with doors to the Sitting Room, Dining Room and Stairs, laminate floor and telephone point

SITTING ROOM

A good sized room with window to the front overlooking the garden and marble effect fireplace to one side housing an electric coal effect fire with marble effect hearth and slips and wooden surround and mantle. The room also benefits from a TV point.

DINING ROOM

with window to the front overlooking the garden and fireplace to one side housing the oil fired Rayburn for cooking, room heating and providing domestic hot water when lit. In one corner is the Airing Cupboard housing the hot water cylinder with electric immersion heater and range of slatted shelving. The Dining Room is finished with a ceramic tiled floor, TV point and door to the

KITCHEN

fitted with a range of matching wall and floor units to four sides under a laminate work surface with tiled splash backs including and incorporating a single drainer stainless steel sink unit with mixer tap set below a window to the side. On one side there is an inset four ring ceramic hob with pull out extractor fan over set between a range of matching wall cupboards, whilst further to one side there is a built-in stainless steel single oven and grill with cupboards above and below. The kitchen is finished with a ceramic tiled floor, cupboard housing the electric meters and fuse boxes, and a radiator. On one side a door opens into the

REAR HALL

with doors to the Utility Room, Walk-in Store Room, Cloakroom and Garden Room, window to the side, hatch to roof space, and space and points for a fridge and freezer.

UTILITY ROOM

fitted with a double drainer stainless steel sink unit with mixer tap and space an plumbing for a washing machine and range of useful storage cupboards

below. The room also benefits from a window to one side, storage shelves and a range of wall mounted storage cupboards.

CLOAKROOM

with half tiled walls and matching white suite comprising a low level WC and a wall mounted wash hand basin with stainless steel taps. The Cloakroom also benefits from an obscure glazed window to one side, a ceramic tiled floor and a wall mounted cupboard.

WALK-IN STORAGE ROOM

Another useful room fitted with a range of storage cupboards and shelving with window to one side.

GARDEN ROOM

A small room with two large windows to the rear allowing good natural light and overlooking the garden and open countryside beyond. At one end there is a storage cupboard, whilst at the other a half glazed back door leads out to the garden. The room is finished with a ceramic tiled floor.

STAIRS AND LANDING

Returning to the Entrance Hall, a door opens onto stairs with hand rail to one side leading straight to the First Floor Landing with doors to all principal rooms, hatch to roof space.

BEDROOM 1

A double bedroom with window to the front overlooking the garden and open countryside beyond. On one side there is a range of built-in wardrobes.

BEDROOM 2

Another double bedroom with window to the front overlooking the garden and open countryside. On one side there is a built-in over stair storage cupboard, coved ceiling and radiator.

BEDROOM 3

A single bedroom with window to the side overlooking the garden and open countryside beyond.

CLOAKROOM

with half tiled walls, low level WC and window to the rear allowing lovely rural views.

BATHROOM

with half tiled walls and matching white suite comprising a fully tiled shower cubicle housing an electric shower with glazed pivotal door to one side; a panel bath set below a window to the rear overlooking the garden and allowing lovely rural views; and a built-in vanity unit with cupboard below. The Bathroom is finished with a heated towel rail.

OUTSIDE

From the road a tarmac and gravel drive allowing

ample parking for several cars leads to the detached garage with concrete floor with light and power connected. At the front and side of the drive there is good sized areas of level lawn, whilst on the remaining side there is a Devon bank planted with an array of mature shrubs. To the side of the front garden there is a central shared concrete path which gives access to the Front Door into the Entrance Hall.. At the rear of the house there is a very large lawned garden which benefits from an aviary to one side and is bordered by mature hedging and wooden panel fencing. The garden is a really super addition being south facing and allowing lovely far reaching rural views.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage.

Satellite available via Sky.

Broadband speed is Basic 19 Mbps and Superfast 80 Mbps. Mobile Phone coverage by EE, 02 and Vodafone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band C - £2166.57 p.a. for 2025/26

VIEWING & DIRECTIONS

Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

For sat nav purposes - please use the property address or postcode.

What3words - cheaper.yesterday.rollers

Floor Plan

