



Bramble Cottage

Leigh Road | Chulmleigh | North Devon | EX18 7BL



BY DESIGN

Key Features

- Grade Two Listed Cottage
- Three Bedrooms
- Just off the Village Centre
- Pretty Private Garden
- Fabulous Stone Fireplace
- Thatched & Extended
- No Onward Chain
- Needs Updating
- Eat-In Kitchen
- Ground Floor Bathroom
- Conservation Area
- On Street Parking
- Ideal Weekend Retreat



About

Where timeless charm meets the heart of Devon

In the heart of Chulmleigh, where the lanes curl like ribbons around ancient stone, Bramble Cottage waits quietly, a picture of timeless Devon charm. Its thatched roof and cob walls have stood for centuries, sheltering generations who knew the rhythm of church bells, the laughter of village fairs and the warmth of fireside suppers.

Step beyond its stable door and you are embraced by beams rich with history, a great stone fireplace at the heart of the home and windows that catch the softest light.

Outside, a private garden, walled and secluded, offers a sanctuary for tea on summer mornings, roses in bloom, and evenings alive with birdsong.

Here, village life unfolds just a stroll away. Warm bread from the bakery, a chat at the newsagent, the hum of children walking to school.





Outside

Beyond the mellow walls of Bramble Cottage lies a garden that feels like a story waiting to be read. Step through the French doors and you arrive on a tiled patio, shaded and welcoming, the perfect setting for summer lunches, quiet suppers or simply a pot of tea as the sun drifts across the sky. From here, the garden stretches out with an easy grace, sheltered by partial stone walls that lend privacy and a sense of timeless enclosure. Lawn and flowerbed intertwine in true cottage style, a painter's palette of roses, lavender, and seasonal colour softening the edges. Two wildlife ponds glisten at the heart of the garden, drawing birds and butterflies, their gentle presence adding a rhythm of life and calm. Trees and shrubs stand watch, changing their dress with the seasons, while the gentle hum of village life feels close yet pleasantly distant.

This is more than a garden; it is a sanctuary, a place for children to play, for quiet reflection, for entertaining friends, and for gathering memories under an ever-changing Devon sky.

DISCLAIMERS

These particulars are for guidance only and do not form part of any offer or contract. All descriptions, dimensions and details are given in good faith but must not be relied upon as statements of fact. Buyers should satisfy themselves by inspection or other means. Measurements are approximate. Floor plans and photographs are illustrative only and may be enhanced digitally for marketing purposes. Services and appliances have not been tested. Properties may be withdrawn or sold without notice, and availability should be checked prior to viewing. In line with mandatory Money Laundering Regulations, proof of address, identity and source of purchase funds will be required before a sale can be agreed. This is carried out securely via Credas, an FCA regulated company, for a nominal charge of £50 + VAT per buyer.



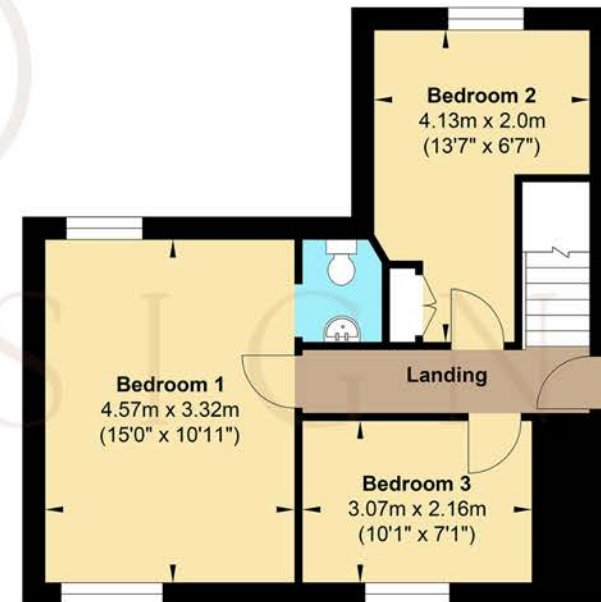
NOTES & SERVICES

- EPC Rating: Exempt
- Tenure: Freehold
- Council Tax Band: C
- Local Authority: North Devon District
- Services: Mains electricity, water and drainage
- Oil Fired Radiator Heating
- Broadband: Available via BT
- Viewing strictly by appointment
- Thatched Roof
- Part Cob Walls
- Mobile coverage from EE, O2 and Vodafone
- Grade Two Listed
- Conservation Area
- Ground Floor Bathroom



Ground Floor

FLOOR PLANS



First Floor

Gross Internal Floor Area : 102.2 m2 ... 1100.2 ft2

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale.
Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.



Location

Bramble Cottage is set in the heart of Chulmleigh, a thriving small town in rural Devon known for its strong sense of community and excellent local amenities. Within a short walk you'll find everyday essentials including a bakery, dairy, newsagent, florist, hairdressers, Post Office and two welcoming pubs. The town also offers a health centre, dental surgery, library and the highly regarded Chulmleigh Academy Trust, providing education from nursery through to 16 years of age, with an excellent reputation locally and beyond. Independent schooling is also accessible, with West Buckland School and Shebbear College within easy reach.

For wider shopping and leisure, South Molton and Crediton are nearby, while Barnstaple and Exeter offer the full range of facilities. Excellent transport links include the local station at Eggesford (Exeter-Barnstaple line), the A377 and the North Devon Link Road. Exeter Airport is under an hour away, with Tiverton Parkway providing direct trains to London.



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