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Oak Tree House South Molton Street, Chulmleigh, EX18 7BW

Price Guide £255,000

A DETACHED FAMILY HOME situated towards the outskirts of Chulmleigh offering THREE BEDROOM AND TWO BATHROOM accommodation with Sitting Room and Kitchen including an INTEGRAL DOUBLE GARAGE. PARKING AND SMALL GARDEN. Offered with No-On Going 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 Devons scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION

Oaktree House is a modern detached house of insulated timber frame and cavity block construction under a slate roof with rendered and and colour washed elevations. Inside, the accommodation is well presented throughout and includes an attractive Sitting/Dining Room with a single storey element at the rear where double Patio Doors open to the paved Garden. The Ground Floor also offers a good sized kitchen with a range of light oak finish wall and floor units, a useful Cloakroom and internal access to the integral Garage. Meanwhile, on the first floor, are three good sized Bedrooms, the Master Bedroom with an En Suite Shower Room, plus a good sized Family Bathroom. The house has been let out since it was built in 2005 and was redecorated in 2024, although would now benefit from some modernisation including renewing the Kitchen and Bathroom suites. Outside, Oaktree House offers a large off-road parking area with flower beds on either side plus, at the rear, a small paved Garden which creates a super site for pots and tubs, and a secluded site for outdoor entertaining in the summer. In all, the property offers the opportunity of a modern detached house, only a short walk from Chulmleigh's facilities & amenities.

ENTRANCE

At the front of the house, a paved Storm Porch gives way to the uPVC stained wood effect half glazed obscure glass Front Door which opens into the

ENTRANCE HALL

A good sized Hall with a door on one side to the Cloakroom, a door on the other to the integral Garage, and a door at the rear to the Sitting/Dining Room. In one corner attractive stained wood stairs lead up to the First Floor, with a useful Understairs Storage Cupboard below, which has a light connected. The Hall has a feature coved ceiling, the central heating thermostat and a radiator on one side.

SITTING ROOM

A lovely room which widens at the rear to fully glazed uPVC double Patio Doors with windows on either side plus another window at the side, all of which overlook the paved Garden at the rear and which have a vaulted roof space above with an inset Velux window, thus all providing excellent natural light in the room. The Sitting/Dining Room is again finished with a coved ceiling, has two central ceiling 'chandelier' type lights and two wall up-lighters, TV & telephone points and two radiators. On one side a door opens to the Kitchen.

KITCHEN

A spacious Kitchen fitted on two sides with a range of light oak finish wall and floor units, set under a 'granite' effect rolltop worksurface with sandstone-coloured tiled splashbacks. The units include & incorporate a single drainer stainless steel sink unit with mixer tap, set below the window at the rear which again allows good natural light and affords views over the paved Garden; an integral fridge; and a brushed stainless steel 'Diplomat' 4- ring halogen hob with a matching single fan-assisted oven below and a matching extractor hood over. There is ample space for a small breakfast table, the Kitchen has four inset halogen ceiling lights, a telephone point, the hot water and central heating control panel and a radiator on one side.

CLOAKROOM

A good sized Cloakroom set at the front of the house with an obscure glass window at the front, and fitted with a matching white low level WC with a pine seat and a pedestal wash hand basin. The Cloakroom has most attractive half tiled walls up to

a stained pine dado rail with a coved ceiling above, has a central ceiling light, an extractor unit and a radiator on one side, and provides ample coat hanging plus boot & shoe space.

STAIRS AND LANDING

From the Hall, stained wood turning balustraded stairs lead up the First Floor Landing, with a window over the stairwell which again allows good natural light. The Landing has a balustraded stairwell, a feature coved ceiling with centre light, and doors off to the three Bedrooms and the family Bathroom. There is also a hatch to the roof space which provides most useful storage space, is fully insulated, boarded, has a light connected and is accessed with an extending loft ladder.

BEDROOM 1

A super Bedroom set at the rear of the house with a window at the rear, with a radiator below. This Bedroom has a feature coved ceiling, TV & telephone points and a centre ceiling light. In one corner, a door opens to the

ENSUITE SHOWER ROOM

A spacious En Suite with is beautifully appointed with a matching white suite comprising a fully tiled corner shower cubicle with sliding corner doors and housing a 'Mira Sport' electric shower; a pedestal wash hand basin with a mixer tap and a shaver light over; and a low level WC. The Shower Room is most attractively half tiled below a stained pine dado rail, has a small obscure glass window at the rear, two inset halogen ceiling lights and an inset extractor unit, and a radiator on one side.

BEDROOM 2

A double bedroom with window to the front with radiator below

BEDROOM 3

A good sized single Bedroom, again set at the front of the house with a window at the front which enjoys roof-top glimpses of the Taw Valley in the distance, and allows good natural light, with a radiator below. Bedroom 3 also has a feature coved ceiling, a centre ceiling light and a TV & telephone points.

BATHROOM

with a matching white suite including a panel bath, a pedestal wash hand basin and a low level WC, again finished with attractive half tiled walls to a stained pine dado rail, with an obscure glass window at the side, two inset halogen ceiling lights and an inset extractor unit, and with a radiator on one side. The Airing Cupboard houses a factory lagged hot water cylinder with a range of slatted shelving over.

INTEGRAL GARAGE

A super addition to the house with an up-and-over door, a concrete floor, two ceiling strip-lights, and a half glazed pedestrian door at the side opening to the side of the house, and an internal pedestrian door opening into the Hall. On one side is the oil-fired boiler which provides the domestic hot water and central heating, there is space & plumbing for a washing machine, a cold water tap, a heating thermostat and a radiator on one side.

OUTSIDE

From South Molton Street, double wrought-iron gates open to a wide gravel parking & turning area at the front of the house, which continues up to the Storm Porch, Front Door and the Garage. On either side of this parking & turning area are flower beds, bordered on one side by a mature box hedge. On the other side is the trellised oil-tank. Gravel paths lead along either side of the house, which are again bordered by mature sheltering hedges, one path passing the pedestrian door into the Garage with the external electric meter box at the side. At the rear of Oaktree House is a manageable paved Garden which continues across the full width of the house, giving access to the Patio doors into the Sitting/Dining Room, with an outside coach light on one side. The Garden is bordered by high hedges on either side and a Devon bank at the rear with a mature oak tree, and is sheltered and secluded creating a super spot for pots and tubs and summer entertaining.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage.
Satellite available via Sky.
Broadband speed is Basic 18 Mbps Superfast 80 Mbps.
Mobile Phone coverage by EE, 02 and Vodaphone (info taken from ofcom checker, please check suitability/connections with your own provider)
Council Tax Band C - £2,289.81.p.a. for 2026/27

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 - ///perch.dining.ignoring

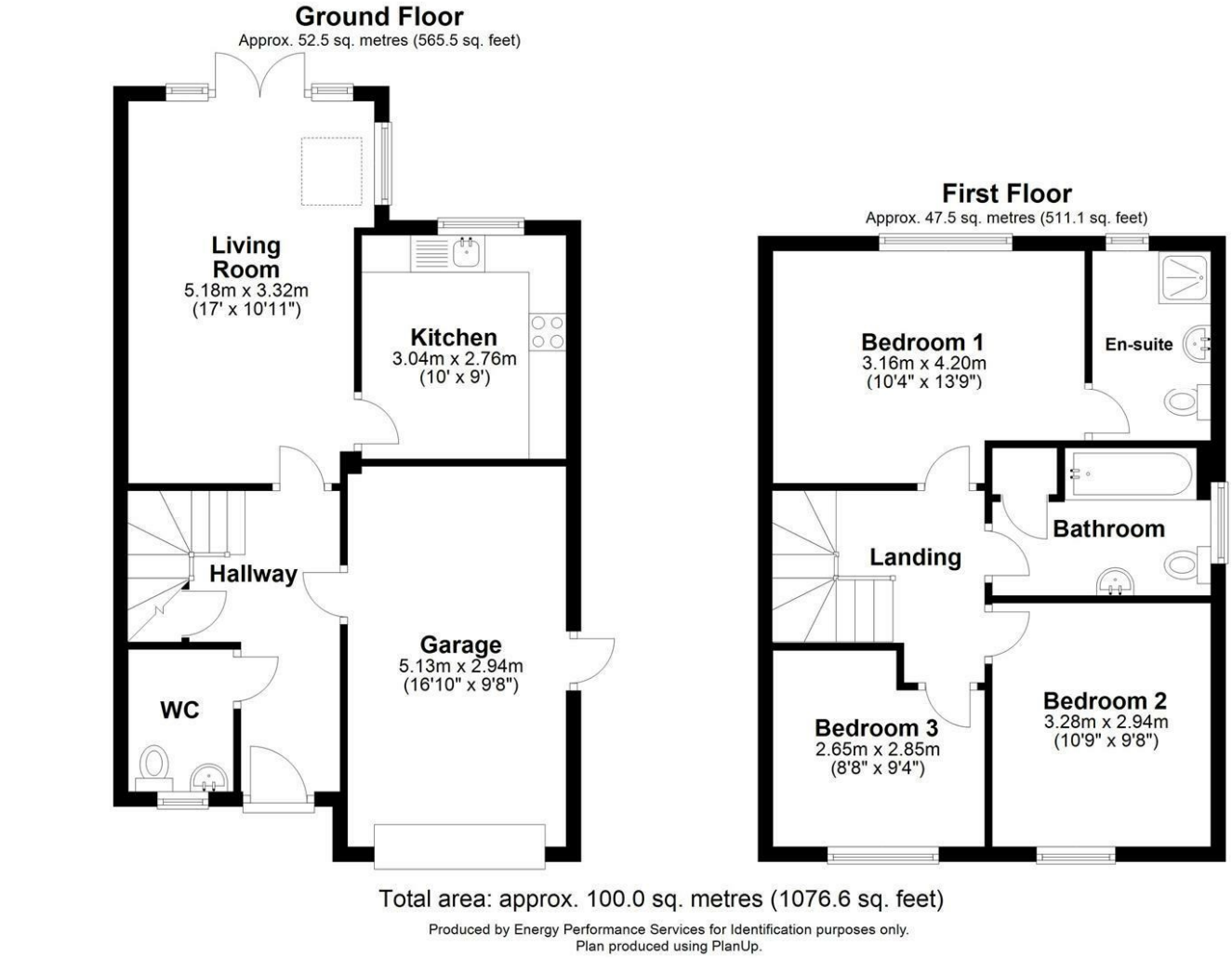
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Floor Plan



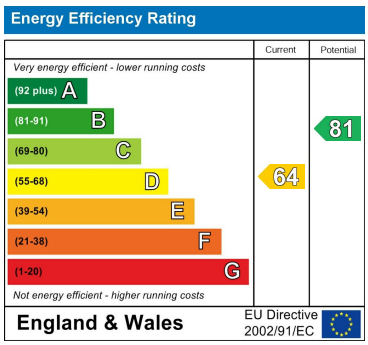
Total area: approx. 100.0 sq. metres (1076.6 sq. feet)

Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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