



Elm Cottage



# Elm Cottage

Riddlecombe, Chulmleigh, EX18 7PB

A charming detached rural home set in 0.73 acres, flexible ancillary buildings and potential for further enhancement (STP)

- Peaceful rural setting within Chulmleigh Community College catchment
- Recently rebuilt to an exceptional standard
- Stables, outbuilding and 100ft games room/office
- 0.73 acres of gardens with countryside views
- Ample parking & detached garage
- High degree of privacy
- No onward chain
- Freehold

Guide Price £599,950

## AGENT'S SUMMARY

A beautifully rebuilt and fully modernised four-bedroom family home, finished to the highest standard and set in about 0.73 acres of tranquil North Devon countryside. Offering stables for three horses, a garage, and an versatile 100ft games room or office with annexe potential, Elm Cottage combines craftsmanship, space and light - ready to enjoy straight away. The landscaped grounds include peaceful seating areas for morning coffee and a jacuzzi area (subject to negotiation) – all within the catchment of Chulmleigh Community College, one of Devon's most highly regarded schools.

## SITUATION

Elm Cottage is ideally placed for easy access to Chulmleigh, Winkleigh and South Molton, with Exeter and the A377 providing straightforward routes further afield. The property lies within the catchment of Chulmleigh Community College, recognised as one of the best schools in Devon. The surrounding area offers outstanding riding and walking country, with local shops, pubs and community amenities nearby.

## DESCRIPTION

Elm Cottage has been meticulously rebuilt and restored throughout, offering the rare combination of period character and a completely modern specification. The current owners have undertaken a full programme of works, including brand-new kitchen, bathrooms, flooring, electrics and heating, complemented by careful decoration and finishing throughout. The result is a home of exceptional quality, ready for immediate occupation.



## ACCOMMODATION

The light and spacious living areas flow naturally, with generous reception rooms designed for both family life and entertaining. The new kitchen forms the heart of the home, perfectly balancing contemporary style with everyday practicality. Each of the four bedrooms enjoys lovely countryside views and has been finished to a high standard, while the newly fitted bathrooms complete the sense of luxury and comfort.

You enter the property via a welcoming entrance porch that leads directly into the spacious living room. This attractive double aspect room enjoys exposed beams, and an inglenook fireplace with wood burner, engineered oak flooring and iron spiral staircase leading to the first floor. Next to the living room is the second reception room which could be used as a formal dining room/play room/family room etc. The kitchen/breakfast is an impressive space and has been fitted with stylish units with quartz worktops, integrated appliances and quarry tiles. The kitchen window boasts delightful views across the paddock towards Dartmoor. The quarry tiled floor continues through to the hall where the staircase is; also in the cloakroom with sink and w/c and in the rear lobby with access to the front drive. Just off the kitchen are two conservatories. One to the rear, and one to the side of the property. Both enjoy superb views and access to the gardens.

On the first floor engineered oak flooring flows throughout and there are four well-proportioned bedrooms and two bathrooms. The family being a shower room and bedroom 1 benefiting from a 'Jack & Jill' bathroom en suite.

## OUTSIDE

The property enjoys a delightful setting on the edge of Riddlecombe village, surrounded by open countryside. There are stables for three horses, a large garage, and a superb 100-foot games room or office, offering outstanding flexibility – equally suited to home working, a studio, or conversion to an annexe or guest accommodation (subject to consents).

The gardens are beautifully presented and provide excellent space for outdoor living, with sunny terraces, quiet corners for coffee, and a jacuzzi area (available by negotiation). The grounds extend to around 0.73 acres, with ample space for children, pets and horses alike.

## SERVICES

Mains electricity and water. Private drainage. Oil-fired central heating.

## DISCLAIMER

Please note that some images have been created using AI to illustrate how rooms may look when furnished.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1960 sq ft / 182 sq m  
 Limited Use Area(s) = 149 sq ft / 13.8 sq m  
 Garage = 228 sq ft / 21.1 sq m  
 Outbuilding = 518 sq ft / 48.1 sq m  
 Stable = 410 sq ft / 38 sq m  
 Total = 3265 sq ft / 303.1 sq m  
 For identification only - Not to scale

**First Floor**

- Bedroom 1: 12'10" x 10'6"
- Bedroom 2: 10'2" x 8'9"
- Bedroom 3: 11'9" x 10'2"
- Bedroom 4: 11' x 8'0"

**Ground Floor**

- Conservatory: 10'1" x 10'3"
- Kitchen / Breakfast Room: 20'3" x 10'
- Conservatory: 4'06" x 3'53"
- Conservatory: 12'4" x 11'11"
- Dining Room: 5'10" x 3'16"
- Sitting Room: 5'10" x 4'24"
- Garage: 6'80" x 3'10"

**Games Room First Floor**

- Games Room: 14'60" x 3'51"
- Stable: 3'11" x 3'36"
- Stable: 5'17" x 3'06"
- Garage: 3'51" x 1'23"

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2025. Produced for Stags. REF: 1328388



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	72
EU Directive 2002/91/EC			

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