The Byre

STAGS

The Byre, Moortown

Chawleigh, Chulmleigh, , EX18 7EU

Chawleigh 1 mile Chulmleigh 1 mile

A highly individual barn conversion offering much charm and character with a wonderful outlook over its own large mature gardens

- Quirky barn conversion in a semi rural setting
- Wonderful outlook over its own large gardens (in all about half an acre)
- 2/3 Bedrooms and Bathroom
- Double car port and parking
- Freehold
- Substantially re-modelled by the current owners
- Fitted kitchen
- 2/1 Receptions and separate study
- Garden cabin and further useful outbuildings
- Council Tax Band D

Guide Price £485,000

Stags South Molton

29 The Square, South Molton, EX36 3AQ

01769 572263 | south-molton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

STAGS

@StagsProperty

Situation

Moortown is set between the small town of Chulmleigh and the village of Chawleigh and was originally a large Barton Farm until the late 1980s when the farmstead of traditional barns was converted into dwellings. The Byre is set on the very southern edge and as such has a very appealing outlook over its own gardens.

Chawleigh is only one mile to the east and has a community shop/post office, Church and the Earl of Portsmouth public house. Chulmleigh is also only a mile away and has a further range of facilities and amenities including a health centre, dentist, various shops and pubs and an 18 hole short golf course. The Cathedral City of Exeter is about 23 miles.

Eggesford Station which lies on the picturesque Exeter to Barnstaple railway, The Tarka Line, is only about 2½ miles.

The property is approximately equidistant between Exmoor and Dartmoor National Parks and there is also a wide array of forestry walks and outdoor pursuits available in the local area. The renowned North Devon Coastline with its wide sandy beaches is within easy reach by car.

Description

The Byre is a quirky and unique property, originally a barn conversion, which has undergone considerable remodeling and improvement by the current owners to form an individual home full of charm and character. The barn has a wonderful, elevated outlook over its own mature, south facing gardens and there is a handy range of useful outbuildings suitable for a variety of uses.

Accommodation

From the double carport a gate leads onto a brick paved terrace with a roof over and a fantastic outlook over the gardens and a path leads on to the front door. Through the front door into the HALL there is a door to the right which leads to the BEDROOM TWO/ SITTING ROOM with exposed beams, shelved recess and low level cupboard and which could easily be used as a bedroom if required. . Returning to the hall, steps lead down to a lower level and to the fitted KITCHEN with a range of modern units with corner sink unit (dual bowl), integrated dishwasher, five ring LPG gas hob and hood over, eye level electric double oven and space for American style fridge freezer. A wide opening leads through to a LIVING/SUN ROOM with a lovely outlook over the garden and has a wood burning stove on a slate plinth and part exposed stone walling. Off this room is a VERANDAH of timber construction with a lovely garden outlook with four storage cupboards. Also off the living/sun room is a UTILITY with plumbing for washing machine, space for dryer and door to outside.

The BATHROOM with a fitted modern white suite with panelled bath with shower over and screen, vanity wash basin, WC and heated towel rail and lastly on this floor is a DOUBLE BEDROOM.

Returning to the hall, stairs lead up to the MASTER BEDROOM and DRESSING AREA and has a vaulted ceiling, exposed beams and a useful storage cupboard.

Outside

There is a double CAR PORT and a separate STUDY/OFFICE, perfect for working from home.

The gardens are a major aspect of the property and are mainly set below the house with a backdrop of mature woodland across a stream. There are two levels of lawn and an impressive weeping Willow, planted banks and flower beds and an area of decking, perfect for outside dining/BBQ.

At the western end of the house is a level area, currently used as a kitchen garden and a path and steps lead down to the back door. The path leads past a enclosed Koi pond with a roof over and continues down to the garden. At the eastern end of the plot is an area for additional parking with a driveway leading down into the gardens.

In total the property extends to about HALF AN ACRE.

Outbuildings

There is a useful range of OUTBUILDINGS. Firstly, there is a double CAR-PORT set at the eastern end of the house and set in the gardens are further buildings including a STUDIO/CABIN with entrance lobby, living room and bedroom with walk in wardrobe/dressing room. There is a further GARAGE/WORKSHOP and a slightly timeworn WORKSHOP/STORE.

Services and further information

Mains electricity and water, shared private drainage (sewage treatment plant, charge of £320 paid annually to the management company).
Mobile coverage is available outside from all major providers (Ofcom). Standard Broadband is available (Ofcom).

Viewing

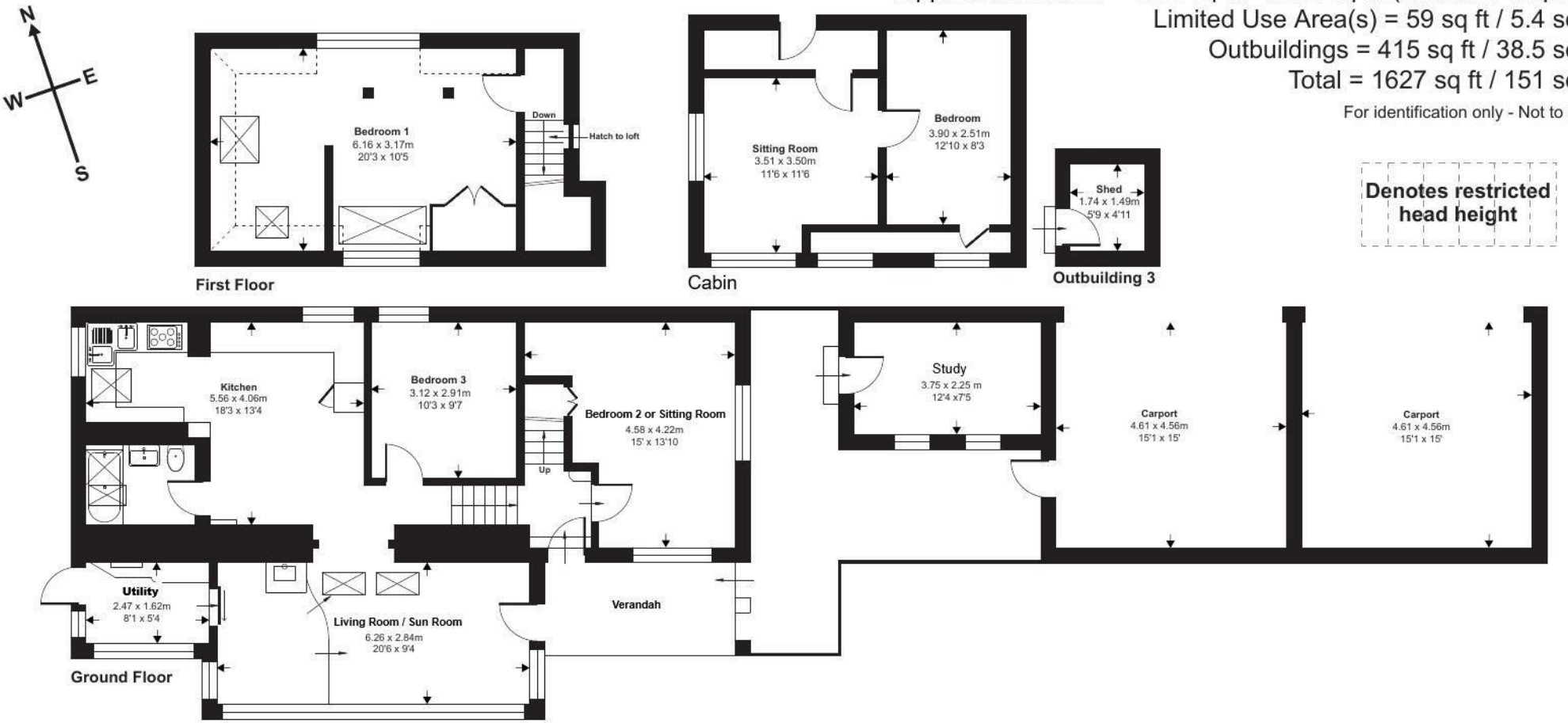
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

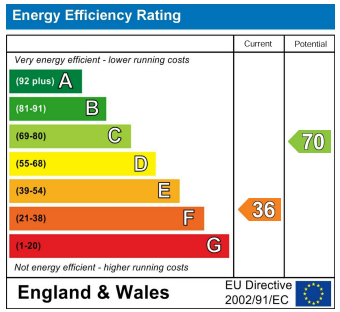
Moortown lies equidistant between Chulmleigh and Chawleigh.
From the A377, at Eggesford Station, take the turning onto the B3042 signposted to Chawleigh and Witheridge. Stay on this road for 1.8 miles and at Hollowtree Cross turn left towards Chulmleigh. The entrance to Moortown will be found after another half a mile or so on the left. Continue down the driveway and at the end bear right and the car-ports for The Byre will be clearly seen on the left.

What3words Ref: sage.confused.waggled

Approximate Area = 1153 sq ft / 107.1 sq m (excludes carports)
Limited Use Area(s) = 59 sq ft / 5.4 sq m
Outbuildings = 415 sq ft / 38.5 sq m
Total = 1627 sq ft / 151 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1446619



STAGS

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.

STAGS