



Hill View, Ashreigney, EX18 7NB

Guide Price £392,000

Hill View

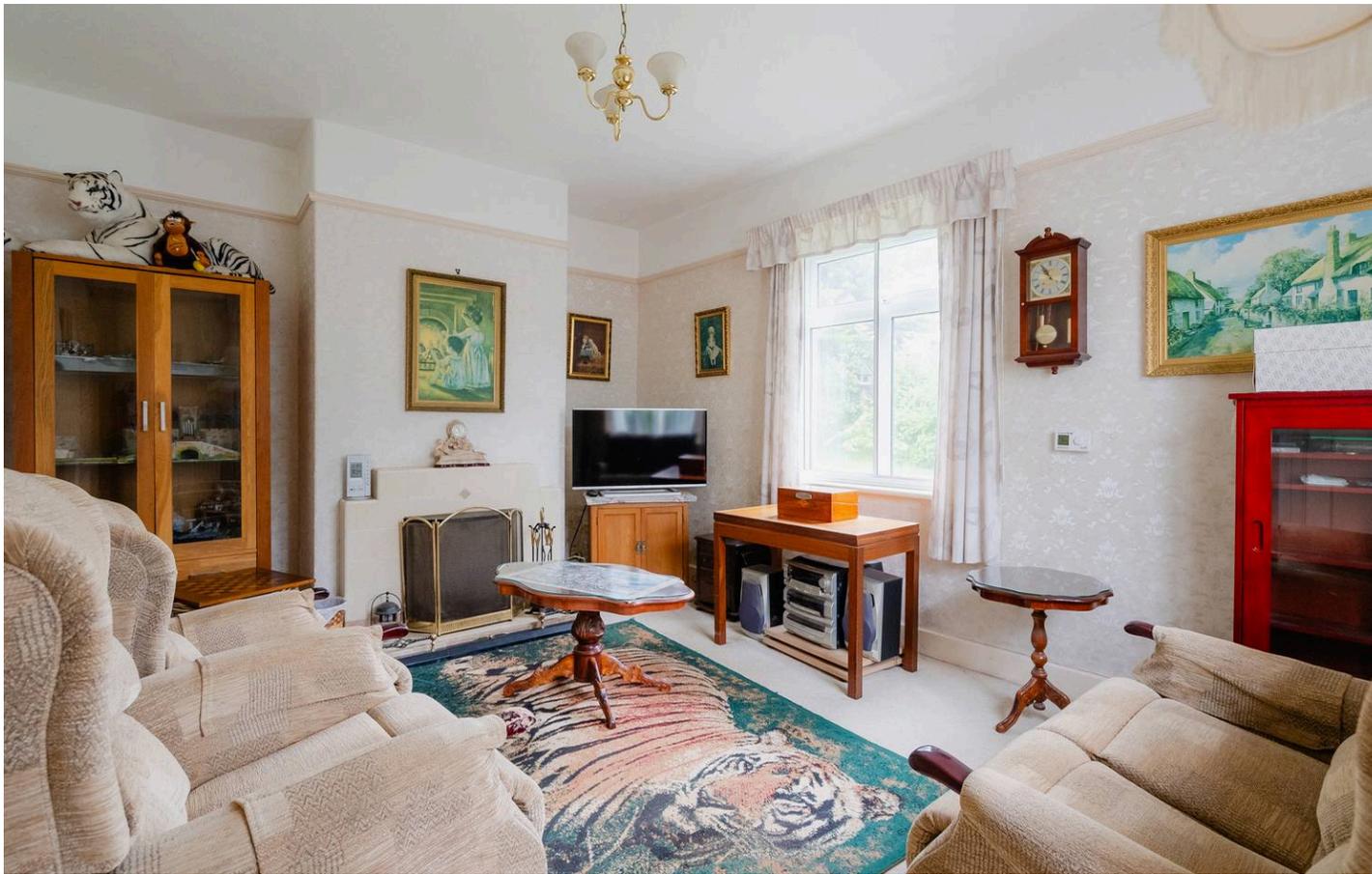
Ashreigney, Chulmleigh, EX18 7NB

- Detached 1930's bungalow
- Village edge just 4 miles from Chulmleigh
- 3 double bedrooms
- Kitchen/diner with Rayburn
- Ample parking and level plot
- Adjoining outbuildings including workshop
- Large garage (suitable for motorhome)
- EPC : F

Ashreigney is a pretty village approx. 4 miles from the town of Chulmleigh which has a thriving collection of shops and services and retains much of the community spirit of the past. There are both primary and secondary schools in Chulmleigh, with a bus service from Ashreigney. This property sits on the edge of the village with adjoining countryside and views over the rolling hills. It was originally built in the 1930's and has many of the characteristics one would expect with light rooms and high ceilings. The bungalow occupies a pretty level plot with steps being minimal inside and out. The heating was upgraded to modern electric heating with a new hot water cylinder recently.

The layout provides good sized rooms off a central corridor. The dual aspect living room has a feature fireplace and then 3 bedrooms give flexibility to how the space is used, it could be a dining room, bedroom or study.





The kitchen/dining room has plenty of working surface and storage space and opens to the rear into a utility/boot room and on again to the garage (see below). From the boot room, an external door leads to a small lockable courtyard and there is access to a store and a workshop with an additional large door to the side.

Outside, the main driveway is accessed from the village lane and provides a large, level parking area with a carport. There are lawns and borders and access around both sides of the property. There is a timber shed as a garden store, access to the aforementioned courtyard, patios and of course, the fantastic views over the countryside. There is a second access at the rear of the property which leads to a large garage (connected to the property internally) and this was improved by the previous owner to house a motorhome. The electric door has a clearance of approx. 2.74m (9') which was done to allow access for a motorhome and there is plenty of headroom and floorspace to enjoy working on projects or for secure storage. There is also a small pedestrian door for access to the front of the garage.

Agents note: The property has vehicle rights of way over the driveway in front of the garage (driveway owned by neighbour) and from the highway to the start of the drive (strip owned by council but maintained by owner of Hillview). This doesn't affect the enjoyment but buyers should be aware.



Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Torridge

Approx Age: 1930's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains Drainage

Heating: Electric heating (modern)

Listed: No

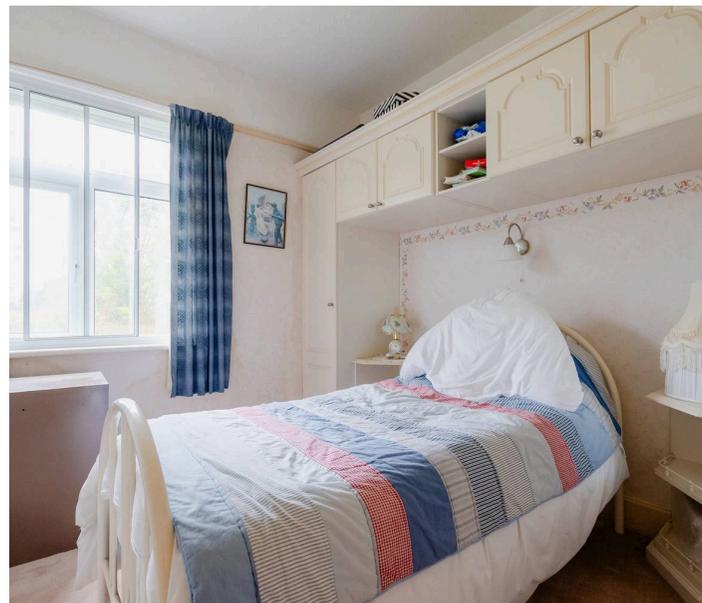
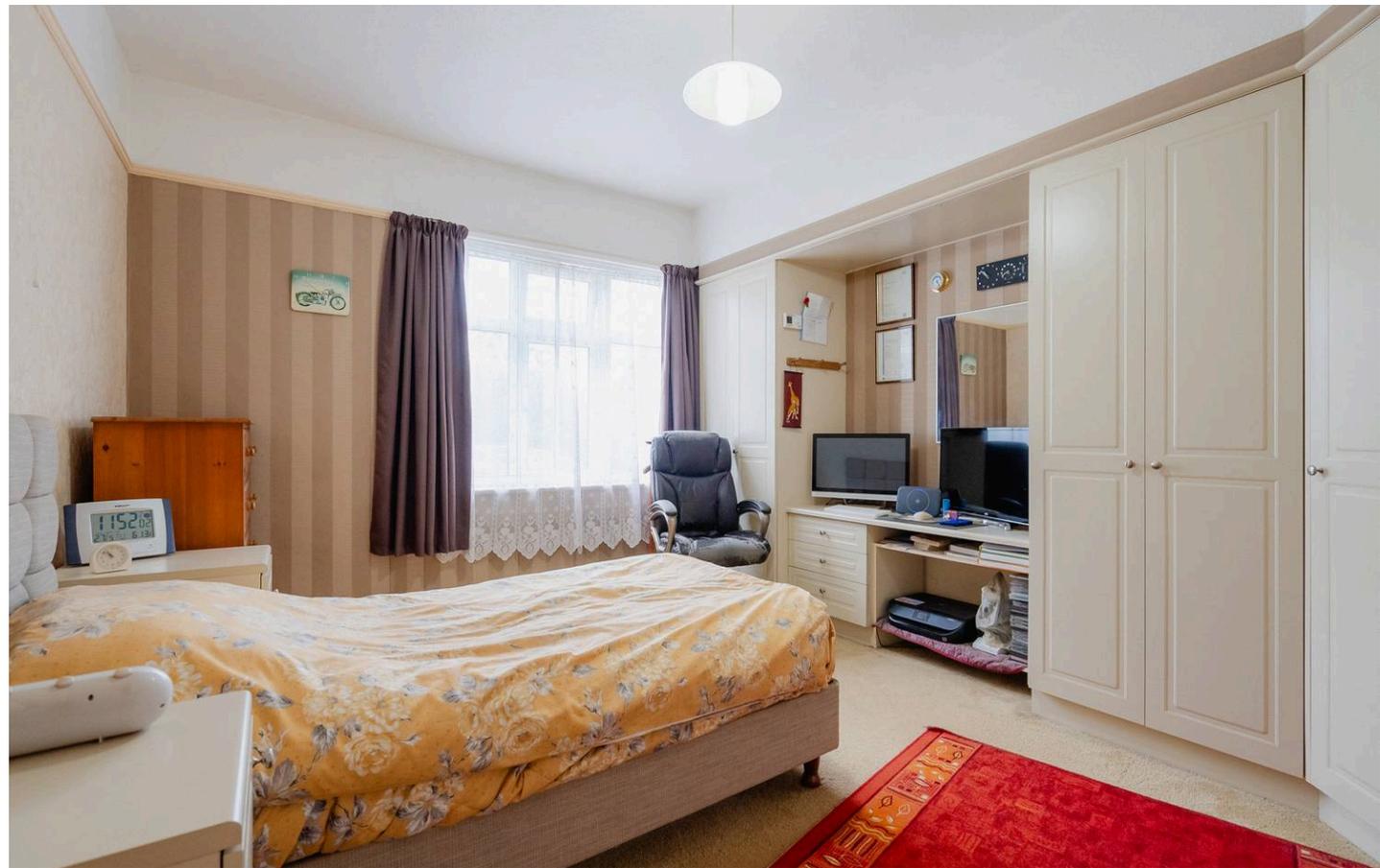
Conservation Area: No

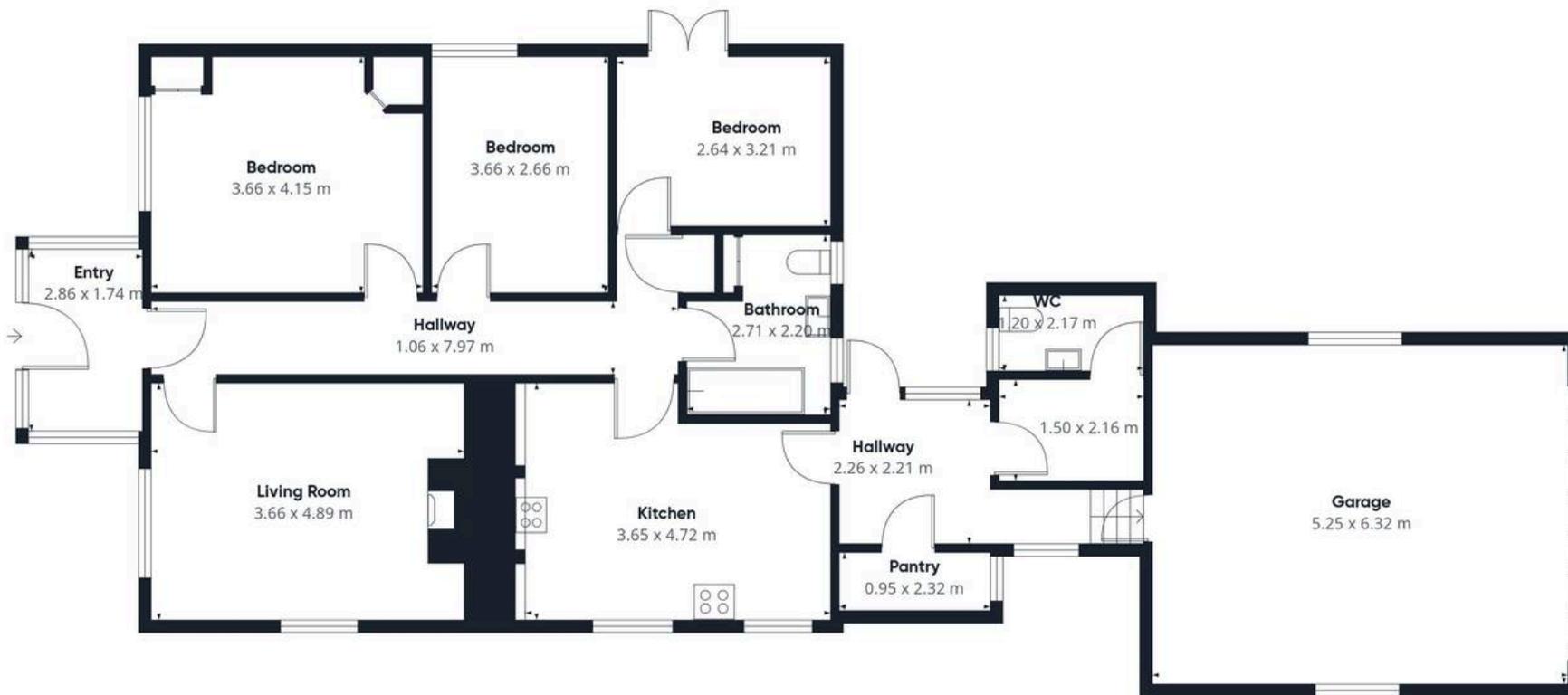
Tenure: Freehold

ASHREIGNEY is a charming village between Exmoor and Dartmoor. The nearby towns of Chulmleigh and Winkleigh offer an excellent range of day-to-day amenities including healthcare, primary, and secondary schooling (all OFSTED Good). A little further afield are the larger towns of Torrington and Barnstaple. Coastal, walking, and riding pursuits are plentiful and, with easy access to A-road and rail networks, Ashreigney is a great option for those wanting a rural location without feeling remote.

DIRECTIONS : For sat-nav use EX18 7NB and the What3Words address is [///take.dodges.ordeals](https://www.what3words.com/#!/en////take.dodges.ordeals) but if you want the traditional directions, please read on.

From Crediton, head towards Chulmleigh on the A377 and take a left turn at Leigh Cross as signed to Ashreigney. Follow the lane towards the village and as you enter the village, you'll bear left around Bush Corner (stay on the same road) and Hillview will be found on the left hand side at the beginning of the straight towards the village centre.





Approximate total area⁽¹⁾
137 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.