



# 1 Moortown, Chawleigh, EX18 7EU

Guide Price £400,000

# 1 Moortown

Chawleigh, Chulmleigh

- Beautiful barn conversion
- 3 bedrooms
- Peaceful rural setting
- Enclosed private garden
- Parking
- Woodburning stove
- Full of character and charm
- Short drive to Chulmleigh & train station
- Close to Eggesford Forest with lovely walks

A three-bedroom barn conversion set within a small collection of similar properties, offering a quieter rural setting with lovely countryside walks nearby.

The property combines period character with a practical layout, creating a home that feels both comfortable and manageable. The main living space includes a lounge and dining area centred around a wood-burning stove, bringing warmth and a natural focal point to the room.

A few steps lead up to the kitchen, which is fitted with cream shaker-style units and benefits from a vaulted ceiling that adds both height and light to the space.

Upstairs, there are three bedrooms along with a bathroom fitted with a roll-top style bath and shower over.





Outside, the private garden is a particularly attractive feature, with established planting and a mature wisteria adding character and colour through the warmer months. The property also includes an additional wooded area, while nearby footpaths provide easy access to countryside walks and open views.

The house benefits from mains water, while heating is provided through a combination of electric systems and the wood-burning stove, which has been regularly maintained.

Parking includes two allocated spaces directly outside the property, with additional visitor parking available nearby.

The wider development is managed collectively, with an annual management charge of approximately £360 covering the upkeep of communal areas including the driveway and shared treatment plant.

Overall, this is a well-kept barn conversion that offers character, privacy and a strong rural feel.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2026/27 - £2615.37

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Private shared treatment plant

Heating: Electric & woodburning stove

Construction: Stone

Listed: No

Conservation Area: No

Tenure: Freehold



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.

**Boundaries, Access & Parking:**

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

**Broadband & Mobile Coverage:**

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

**Virtual Staging:**

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

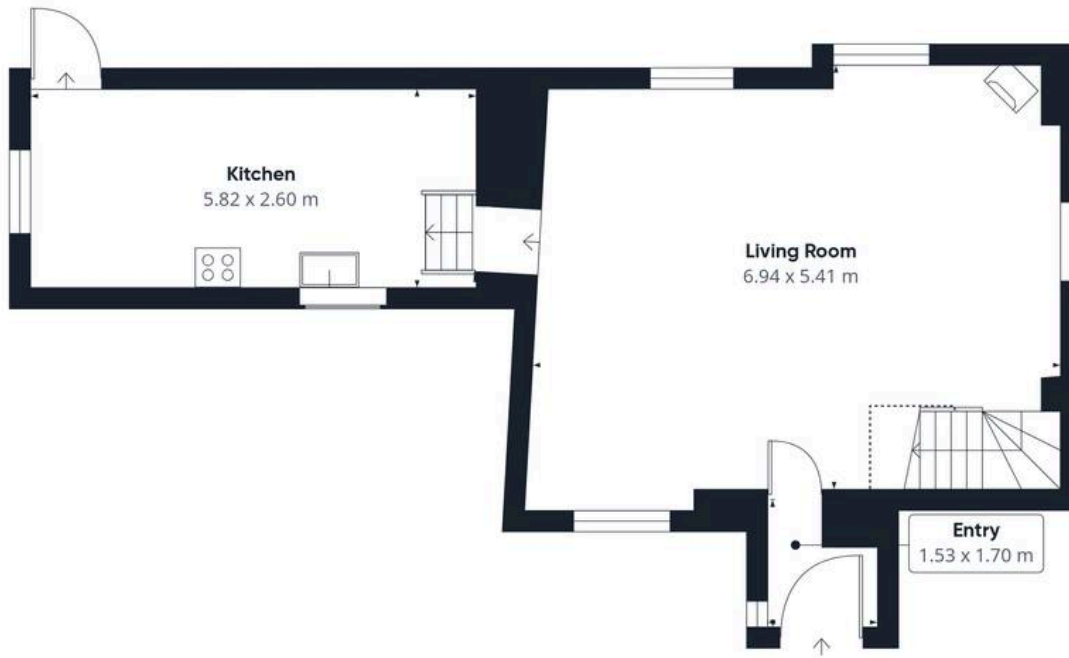
**Estate Management Charge**

This property is subject to a management charge, which contributes towards the maintenance and upkeep of communal areas and shared spaces.

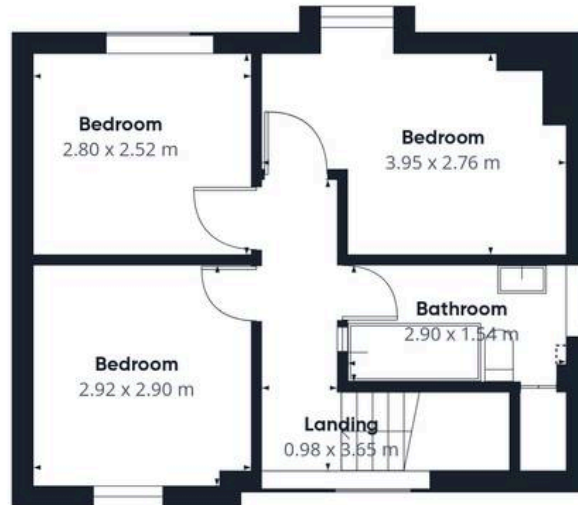
**Private Drainage:**

We're informed by the seller that the property has a private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

90 m<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**CHAWLEIGH**, positioned almost equidistant between Exeter and Barnstaple, is ideal for those seeking the tranquillity of a pretty Devon village with easy access to some of the county's larger towns. The village has a pub and a shop with Post Office for everyday essentials, for a larger set of facilities the market town of Chulmleigh is 2 miles away. The village offers a variety of activities and events for parishioners while, for a fresh-air fix, Eggesford Forest is a couple of miles away giving super walking and riding opportunities. Eggesford also has a station for trains to Barnstaple and Exeter, overlooking the tracks is an independently-run café and farm shop.

**DIRECTIONS** : From the A377 at Eggesford Station take the road to Chawleigh, bear around to the left when you get close to the village, then Moortown can be found along to the left, continue down and Willow Cottage can be found at the very end.

For Sat Nav: EX18 7EU

What3Words: ///sleeper.both.slyly





## Helmores

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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.