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Southcott House Eggesford, Chulmleigh, EX18 7LB

Price Guide £330,000

A substantial DETACHED VICTORIAN HOUSE situated in the heart of the TAW VALLEY amidst Eggesford Woods offering spacious and well laid out FOUR BEDROOM, TWO RECEPTION ROOMS and TWO BATHROOM accommodation benefitting from SOLAR PV and AIR SOURCE HEAT PUMP as well as a GARAGE AND GOOD SIZED GARDENS. Offered with no ON-GOING CHAIN.

SITUATION (CHULMLEIGH)

Southcott House is conveniently situated on the A377 in Eggesford, a small village in the heart of the Taw Valley approximately 500 metres from the train station on the edge of Flashdown Forest and near the Fox & Hounds Hotel. The small villages of Wembworthy and Chawleigh to the east and west both offer a Church, a Village Hall and good local pubs, whilst the local town of Chulmleigh, approximately 3 miles by car, offer a wider range of facilities, being 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

Southcott House is a sizeable detached house conveniently situated on the A377 Exeter to Barnstaple main road near Eggesford Railway station adjacent to the Tarka railway line. The house dates back to the Victorian times and is of traditional red brick construction with cream brick quoins and detailing under a tiled roof with a more recent single storey extension to the rear, also under a tiled roof encompassing the Kitchen and Rear Hall/Utility Room, all with traditional painted wooden windows throughout. Internally the spacious accommodation is arranged over two two floors and briefly comprises an Entrance Hall, a Sitting Room, a Dining Room, a Kitchen/Breakfast Room, and a Rear Hall/Utility Room with separate Cloakroom whilst on the first floor there are four double bedrooms and two bathrooms, allowing lovely views across the Taw Valley to Eggesford Church at the front. Internally the house benefits from all the character and charm one would expect from a property of this style and period including the original panel doors, the original staircase, and a traditional fireplace in the Sitting Room, it is also reasonably well presented throughout but does require some redecoration and new floor coverings in places. Southcott House has also been fitted with an air source heat pump and solar panels, and benefits from a wood burner in the Sitting Room and an open grate in the Dining Room. Outside there are areas of garden on both sides of the house, which are laid to lawn with various trees and shrubs and a wooden fence to the front and side, whilst at the top of the garden there is a large shed providing useful storage space and a smaller shed currently used as a log store. On the opposite side of the road and adjacent to the cottages there is a garage that would fit a small car.

ENTRANCE

From the front of Southcott House, a fully uPVC double glazed Front Door opens into the

STORM PORCH

with ceramic tiled floor and original half obscure glazed door opening into the

ENTRANCE HALL

with original panel doors to all ground floor rooms, original stairs leading to the First Floor Landing, ceramic tiled floor, radiator, coat hanging space, picture rail and door to useful walk-in under stairs storage cupboard.

SITTING ROOM

A good sized room with window to the front allowing views to Eggesford Church with radiator below. On one side there is a Victorian brick fireplace housing a cast iron wood burner with slate hearth and timber surround and mantle. TV and telephone points, laminate floor and internal glazed blocks allowing borrowed light from the Kitchen.

DINING ROOM

A dual aspect room with windows to the front and side, both with radiators below, and tiled fireplace housing an open grate with tiled hearth and mantle. Picture rail and door to the

REAR HALL/UTILITY ROOM

A spacious room allowing plenty of room for pets, boots, coats and a freezer, finished with a ceramic

tiled floor, windows to the side and rear, and stable style Back Door overlooking and leading out to the garden. On one side a door opens into the service cupboard housing a factory lagged unvented cylinder with electric immersion supplying domestic hot water, with electric fuse boxes over and central heating and hot water control panel to one side. In one corner a door opens into the

CLOAKROOM

fitted with a low level WC and a wall mounted wash hand basin with tiled splash backs. The Cloakroom also benefits from an obscure glazed window to the side, ceramic tiled floor, inset ceiling down lighters.

KITCHEN/BREAKFAST ROOM

From the Entrance Hall a door leads into the Kitchen fitted with a range of matching white gloss units to two sides under a laminate work surface with tiled splash backs including and incorporating a one and a half bowl single drainer sink unit with mixer tap set below a window to the rear, with space and plumbing for a washing machine and dish washer below. At one end there is an inset four ring ceramic hob with stainless steel extractor fan over and built-in eye level double oven and grill to one side. The Kitchen is finished with a range of matching wall units, a breakfast bar, an instant electric hot water boiler, space and point for a fridge/freezer, a ceramic tiled floor and inset ceiling lights. At one end a half obscure glazed door leads out to the garden.

STAIRS AND LANDING

From the Entrance Hall, the original stairs with wooden balustrade and hand rail to one side lead straight to the First Floor Landing with doors off to all first floor rooms, hatch to roof space, window at one end and Velux window.

BEDROOM 1

A good sized double bedroom with window to the front allowing lovely rural views to Eggesford Church with radiator below. At one end there is a Victorian cast iron fireplace (not in use)

BEDROOM 2

Another good sized double bedroom with window to the front allowing lovely rural views to Eggesford Church with radiator below, and a built-in over stair cupboard fitted with shelving.

BEDROOM 3

Another double bedroom with window to the front allowing lovely rural views to Eggesford Church with radiator below.

BEDROOM 4

Another double bedroom with window to the rear overlooking Eggesford Forest, radiator, strip pine board floor, and built-in double wardrobe.

BATHROOM 1

with fully tiled walls and matching white suite comprising large, deep panel bath with stainless steel taps, set below a window at one end overlooking Eggesford woods; a pedestal wash hand basin with stainless steel taps, mirror and shaver light over; a low level WC; and a fully tiled shower cubicle housing a Triton T80i electric shower with glazed shower screen to one side. The Bathroom is finished with a chrome ladder towel rail, a Dimplex wall mounted heater and inset ceiling lights.

BATHROOM 2

with partially tiled walls and matching white suite comprising cast iron bath with stainless steel taps and mixer shower and glazed shower screen to one side; a pedestal wash hand basin with stainless steel taps, mirror and shaver light over; a low level WC. The Bathroom is finished with a Velux window, radiator, extractor fan and inset ceiling lights.

OUTSIDE

From the road a wooden pedestrian gate opens into the garden at the side of the house being mainly laid to lawn and bordered by mature hedging and wooden fencing, on one side a door opens into the Rear Hall/Utility Room. At the side of the garden a concrete path leads around to the Front Door and continues to a second area of garden on the other side of the house which is also mainly laid to lawn with two useful storage sheds at the end. The concrete path continues around the remaining side and rear of the house, passing the air source heat pump and returning to the wooden pedestrian gate out onto the road. On the opposite side of the road and adjacent to the cottages there is a garage that would fit a small car.

SERVICES & COUNCIL TAX

Mains electricity, private bore hole water and private drainage.
Satellite available via Sky.
Broadband speed is Basic 9Mbps. Mobile Phone coverage by EE, 02 and Vodaphone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band E - £2,550.34.p.a. for 2026/27

AGENTS NOTE

Viewers should take care when crossing the A377 to the property. On the far side of the garden is the trainline which is the branch line between Barnstaple and Exeter and has an hourly service which we do not believe to be high speed or noisy.

Viewers should also be aware that asbestos has been detected at the property and a survey has brought up the presence of bats in the attic space, please enquire with the office for more details.

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.

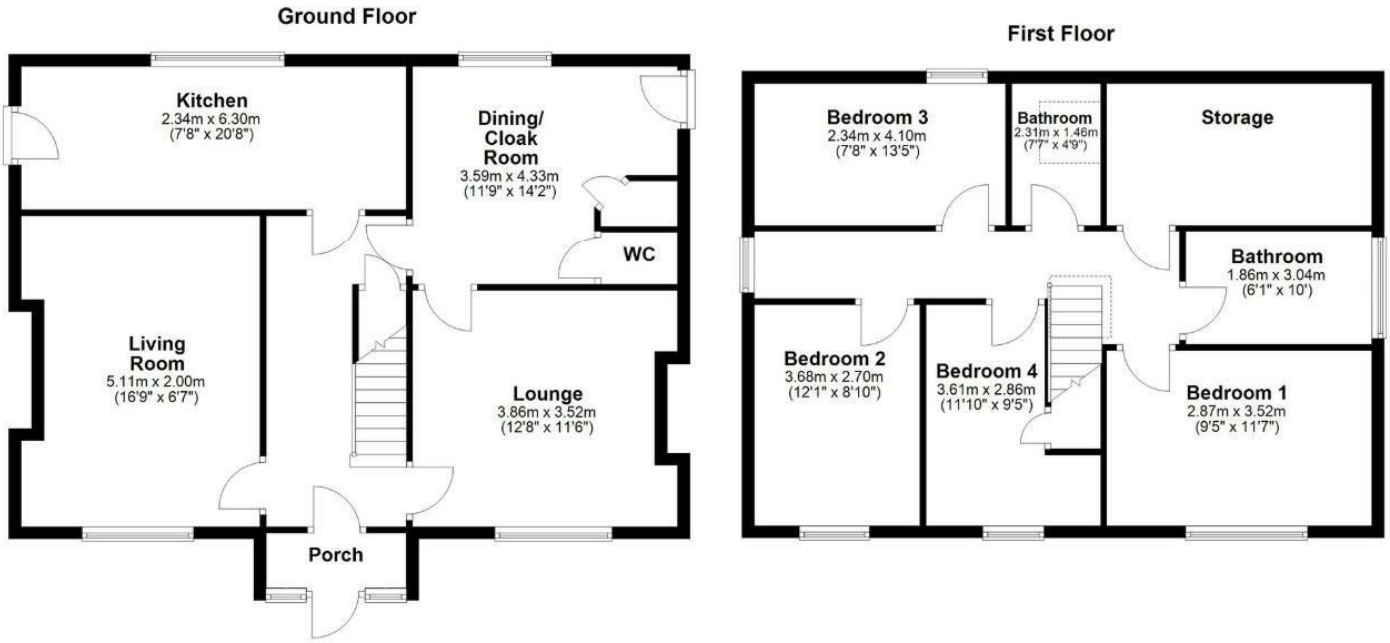
For sat nav purposes - please use the property address or postcode.

What3words - ///glass.tiles.cushy

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(3) All measurements, photos, and distances mentioned are approximate.
(4) Any mention of appliances and/or services does not guarantee they are in full and efficient working order.
(5) We are not legal professionals, we can usually provide a copy of the property title register and plan but we do not see property title deeds or other legal paperwork. Buyers should always seek advice from a qualified conveyancer about any legal issues and ownership responsibilities.

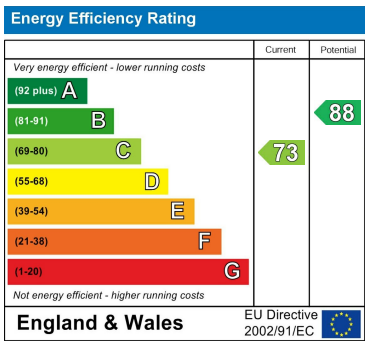
Floor Plan



Area Map



Energy Efficiency Graph



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