



## **Wren Cottage East Street, Chulmleigh, EX18 7DD**

**Price Guide £200,000**

An exceptionally well presented Grade II Listed cob and thatch CHARACTER COTTAGE situated in a quiet off-road location in a shared courtyard with just three other properties offering THREE BEDROOM & TWO BATHROOM FURNISHED ACCOMMODATION. Offered with vacant possession and NO ONWARD CHAIN

## SITUATION

Chulmleigh is a small but busy town set in the heart of rural Devon. It is the centre for an active and friendly community and offers a good range of local shops including a bakery, dairy, newsagent, florists, Indian takeaway etc, along with both a primary and secondary school/community College, health centre, dental surgery, Post Office, bank, churches, library, two public houses 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 minute's drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a Community Sports Centre in Chulmleigh offering a well equipped fitness suite, football clubs, badminton, netball, tennis and judo. There are further Leisure Centres in Crediton, South Molton, Barnstaple & Okehampton, 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 Devon's scenic and rugged coastline, being approximately three-quarters of an hour's drive.

## DESCRIPTION

Wren Cottage is a most attractive Grade II Listed character cottage situated in a quiet off-road location in a shared courtyard with three other properties, a short walk from the centre of Chulmleigh. The property is of stone and cob construction under a thatched roof with rendered and colour washed elevations and traditional painted wood multi-pane windows throughout. Internally Wren Cottage offers spacious and well laid out three bedroom and two bathroom furnished accommodation with a well fitted Kitchen/Breakfast Room and a character Sitting Room. The property has been well maintained by the present owners and also benefits from a useful Utility Room, electric heating and modern furnishings and fittings throughout. No onward chain.

The council tax is Band C (please refer to gov.uk council tax checker for further information). The

water is metered and serviced by mains sewerage. There is no gas available at the property.

Superfast fibre broadband is available at the property at 80 Mbps. Good mobile phone coverage is available indoors and outdoors with EE, O2 and Three.

This property does not have any outside space other than a courtyard shared with neighbouring properties over which Wren Cottage has pedestrian and vehicular right of way.

## ENTRANCE

From the shared courtyard at the front of the house a part obscure glazed Front Door with wrought iron door furniture opens up into the

## ENTRANCE HALL

with doors to the Sitting Room, Utility Room and Shower Room, attractive slate tiled floor and feature exposed stone wall.

## UTILITY ROOM

A useful room with slate tiled floor and range of matching units at one end including and incorporating a single drainer stainless steel sink unit with mixer tap set below a window at one end. The Utility Room also benefits from an electric heater and ample coat and boot storage.

## SHOWER ROOM

Fitted with a matching white suite comprising a low level WC; a freestanding vanity unit set onto an attractive wooden cabinet with stainless steel mixer tap and a fully boarded shower cubicle housing a 'Mira Sport' electric shower with wall mounted shower attachment on a riser. The Shower Room also benefits from a heated towel rail, slate tiled floor, window at one end and an extractor fan.

## SITTING ROOM

A character room with part painted pine panel walls, traditional heavy beamed ceiling and the original exposed stone fire place at one end with inset heavy beam over. (Agents Note: the fire place is currently capped). To one side a door leads to the Kitchen/Breakfast Room and a further door leads onto the Stairs to the First Floor Landing. The Sitting Room is dual aspect with windows to the front and rear overlooking the courtyard and the drive. The room also benefits from an electric heater, a smoke alarm, two wall lights, and a TV point.

## KITCHEN/BREAKFAST ROOM

with part painted pine panel walls and range of cream shaker style units to two sides under a butchers block work surface including a and incorporating a one and a half bowl stainless steel sink unit with mixer tap set a below a window to the front overlooking the courtyard. On one side there is

a built-in stainless steel oven and inset hob with extractor fan over, set between a range of matching wall units. The Kitchen also benefits from a heavy beamed ceiling, a fridge/freezer, an electric heater and an attractive slate floor.

### FIRST FLOOR LANDING

From the Sitting Room, the original cottage stairs lead to the First Floor Landing, with doors to Bedrooms 1 and 2 and to the Bathroom. Hatch to roof space, electric heater, smoke alarm, part exposed beam and a wall light.

### BEDROOM 1

A good sized double bedroom with a window to the front over looking the courtyard. On one side two steps and a door with inset glass light opens into

### BEDROOM 3

being dual aspect with multi pane windows to front and side overlooking the courtyard, electric heater.

### BEDROOM 2

Another double room with window to the front overlooking the courtyard and electric heater.

### BATHROOM

fitted with a matching white suite comprising a fully boarded panel bath with stainless steel mixer shower over; low level WC; and a built-in vanity unit with stainless steel mixer tap and back-lit mirror over. The Shower Room also benefits from a heated towel rail, and an obscure glazed window to one side.

### OUTSIDE

To the front of Wren Cottage is a shared Courtyard which is tarmac and over which Wren Cottage has pedestrian and vehicular right of way.

### SERVICES

Mains electricity, mains water and mains drainage  
Telephone connected subject to BT Regulations  
Council Tax Band C - £2,289.91.p.a. for 2026/27  
Superfast fibre broadband is available at the property at 80 Mbps.

Good mobile phone coverage is available indoors and outdoors with EE, O2 and Three (info taken from ofcom checker, please check suitability/connections with your own provider)

### MONEY LAUNDERING FEE NOTICE

Under the Sanctions and Anti-Money Laundering Act 2018, we are required to conduct I.D./AML and proof of funds checks on all purchasers, which will be carried out once a sale has been agreed and before the property will be marked SSTC and a Memo of Sale issued. A fee of £25 + VAT per person applies to cover our costs for these checks.

### 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 - directive.hatch.ticket

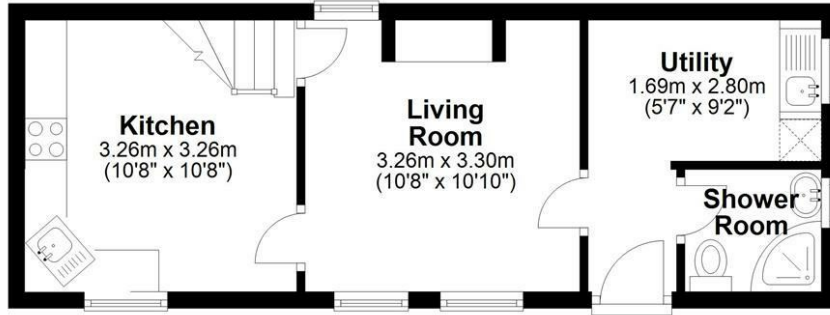
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# Floor Plan

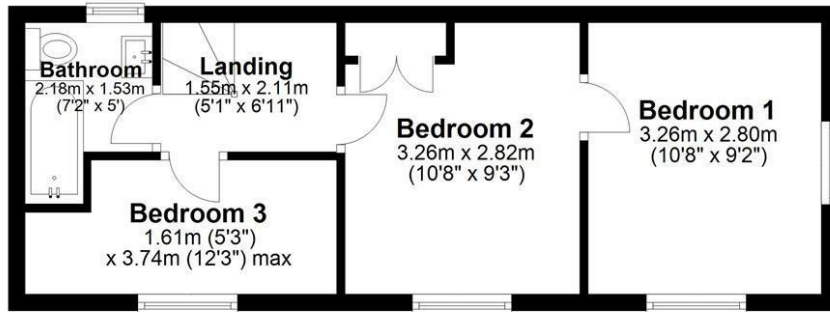
## Ground Floor

Approx. 31.2 sq. metres (335.7 sq. feet)



## First Floor

Approx. 31.2 sq. metres (335.7 sq. feet)



Produced by Energy Performance Services for Identification purposes only.  
Plan produced using PlanUp.

## Wren Cottage, East Street, Chulmleigh, Devon

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			83
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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