



## Southcott House, Chawleigh, EX18 7LB

Guide Price **£365,000**

# Southcott House

Chawleigh, Chulmleigh

- Character 4 double bedroom property
- Garden and large shed
- Nestled in Eggesford Forest
- Beautiful views
- Close to train station
- Modern Air Source Heat Pump
- Period Features

Whilst in the parish of Chawleigh, Southcott House is in the midst of Eggesford Forest, the area is easily accessible to local shops and just a short distance from Eggesford Train Station on the beautiful Tarka Line.

The side entrance leads into a large entrance currently used as a dining area with WC and storage off. Also at the back of the house is the kitchen with plenty of space for appliances, a large breakfast bar and a door leading to the garden. From the front entrance hall there is a typical Victorian layout with two large reception rooms to the front with sash windows and fireplaces in both, one with a





woodburning stove. Upstairs from the original staircase there is a light and bright landing, there are 3 double bedrooms to the front with beautiful views across the fields to the picturesque Eggesford Church. There first bathroom has a separate shower and a very large bath where you can enjoy the views from the side of the house to the forest. The 2nd bathroom has a bath with shower over and there is also a further double bedroom at the back of the house. The heating is from a modern air source heat pump and the property also has an alarm system and solar PV panels which are owned outright.

Outside there is a garden to both sides of the house, laid to lawn with various trees and shrubs, at the top of the garden there is large shed which has a large amount of storage space and a further shed currently used as a log store. Beside the cottages on the other side of the road is a garage that would fit a small car.



Viewers are to be aware that the property is on the A377 and to take care when crossing the road to the property. On the far side of the house is a trainline which is the branch line between Barnstaple and Exeter and has an hourly service with 3 carriages, the train is not a high speed or noisy train.

Please see the floorplan for room sizes.

Current Council Tax: Mid Devon DC Band E –  
2023/224 £2,777.02

Utilities: Mains electric, Solar PV, private water  
supply from a bore hole, telephone & broadband

Broadband within this postcode: Enabled

Drainage: Private drainage

Heating: Air source heat pump and woodburner

Listed: No

Tenure: Freehold

**EGGESFORD** is situated in a post picturesque part of Devon, midway between Exmoor and Dartmoor in the stunning Taw Valley, surrounded by open countryside and woodland with Eggesford Forest, Flashdown and Heywood right on the doorstep, providing enchanting walks. Eggesford Station provides regular train services to Barnstaple and Exeter. The towns of Chulmleigh and Crediton are 4 miles and 14 miles away respectively, the village of Winkleigh 3 miles, and the city of Exeter 20 miles.

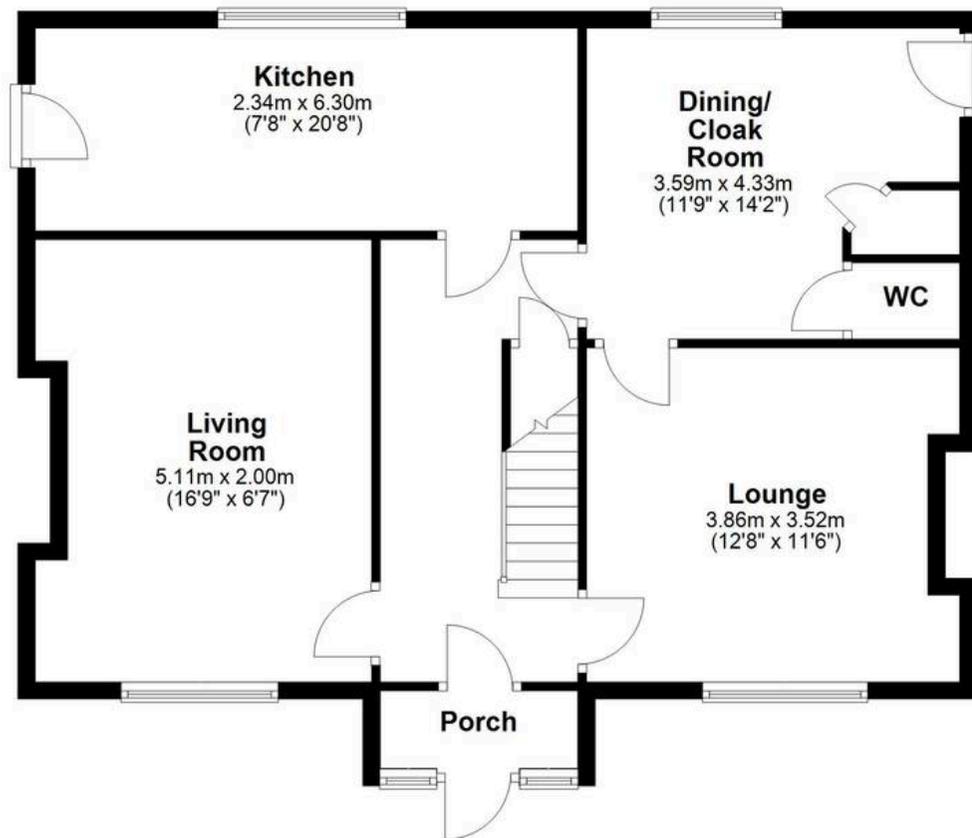
**DIRECTIONS** : From Crediton High Street, head west on the A377, through the villages of Copplestone, then Lapford and continue on through Chenson, just before Eggesford Station, Southcott House can be found on your left. Please park in the layby opposite the property and take care when crossing the main road.

For Sat Nav: EX18 7LB

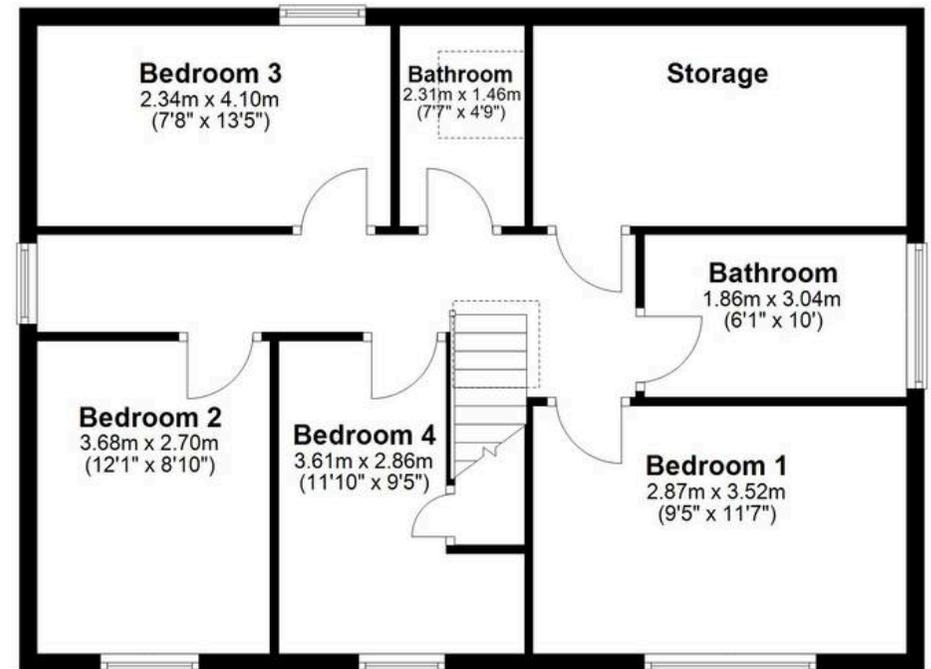
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### Ground Floor



### First Floor





## Helmores

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