

THATCHED WARREN

Chulmleigh, Devon









A CHARMING LISTED THATCHED HOUSE WITHIN LARGE LANDSCAPED GARDENS ON THE EDGE OF A PEACEFUL, RURAL, HAMLET ABOVE THE TAW VALLEY

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Dining room | Family room | Kitchen/breakfast room | Rear kitchen | Snug/games room | Cloakroom

First Floor: Four bedrooms, with three en suites attached | Family bathroom

Outside: Parking | Triple garage | Former pump house/studio | Landscaped gardens | Topiary & herb garden | Hard tennis court

In all about 1 acre

Distances: Chulmleigh 2 miles, South Molton 10 miles, Barnstaple 17 miles
Crediton 18 miles, Okehampton 18 miles, Exeter 26 miles
(All distances are approximate)

Guide price: £799,950

SITUATION

Thatched Warren is situated on the edge of the small tranquil hamlet of Elstone, elevated above the beautiful River Taw Valley and surrounded by the unspoiled, rolling farmland of North Devon.

About 2 miles to the south is the small and pretty town of Chulmleigh with its thriving community and selection of shops, including general store, bakery, and tearoom and deli, as well as pubs, medical centre, dental surgery, library, sports centre, church and the well thought of Chulmleigh Acadamy providing both primary and secondary education. There is a cricket club and tennis club in the village. Nearby, the Mole Resort features a leisure centre and tennis courts. Golf courses in the area are at Libbaton and the championship links course at Saunton. Private schools in the area include West Buckland, Shebbear, Blundell's at Tiverton and a choice in Exeter.

More extensive facilities, including supermarkets, are available in the nearby larger towns of South Molton, Barnstaple, Crediton and Okehampton. There is a comprehensive selection of shopping, cultural, leisure and sporting facilities in the university and cathedral city of Exeter. The area is renowned for its lovely unspoiled rolling farmland and there are many opportunities for walking the network of footpaths or trout, sea trout and salmon fishing on the Rivers Taw and Torridge. Not far away to the north is Exmoor National Park and, to the south, Dartmoor, both of which are renowned for their spectacular scenery and excellent opportunities for walking, riding etc. There is also easy access, via Barnstaple, to the glorious North Devon coast with its sandy surf beaches.

Via the A361 North Devon Link Road, there is access to junction 27 of the M5 motorway, beside which is Tiverton Parkway station, providing mainline connections to London (Paddington). Just over a mile way is Kings Nympton Station, providing branch line services on the 'Tarka Line' to Barnstaple and Exeter.















THE PROPERTY

Thatched Warren is a charming, thatched house of considerable character befitting from no onward chain. The property is situated within large landscaped gardens at the end of a private drive off a quiet country lane, on the edge of the hamlet, in a delightfully peaceful, rural, setting.

The house is stated as being probably 17th century, with modern extensions. The house now provides spacious and comfortable family accommodation, is immaculately presented, but still retains period features such as exposed beams and ceiling joists in the sitting room, dining room, snug/games room and kitchen/breakfast room and exposed roof timbers upstairs.

There is an impressive full-height entrance hall featuring a striking oak staircase, stone tiled flooring, and a glazed front door with matching side panels. The sitting and dining rooms enjoy a semi-open-plan layout, connected by a wide opening, and are enhanced by exposed timber floorboards and a double-sided fireplace that creates a wonderful sense of space and character. The well-appointed kitchen/breakfast room benefits from attractive Delabole slate flagstone flooring, while the adjoining fitted rear kitchen is centred around a traditional four-oven AGA. Limestone flooring flows seamlessly through into the family room, a bright and inviting space with a glazed roof lantern allowing plenty of natural light. On the first floor, there are three generous bedroom suites, each with well-fitted bath or shower room facilities, together with a further double bedroom and separate family bathroom.

The gravel entrance drive leads to a broad gravel turning and parking area to the rear and side of the house, and adjacent to which is the triple garage building. The south-facing front of the house, with its distinctive two open thatched porches over doors into the kitchen and sitting/dining rooms, overlooks an enclosed front garden with level lawn. Around the house are large, well maintained, landscaped gardens with further lawned areas and ornamental shrubs and trees.











The grounds include an excellent, all-weather, hard tennis court installed by specialist contractors, and, to the north of the house, is the Edwardian former pump house, previously used as a studio, with loggia and stone paved terrace area, flanked by plant borders, with ornamental pond, wisteria covered pergola and flight of steps down between plant and shrub borders to the lawns. Beside the old pump house is a formal garden area with a topiary/herb garden and paved paths.

PROPERTY INFORMATION

Tenure: Freehold

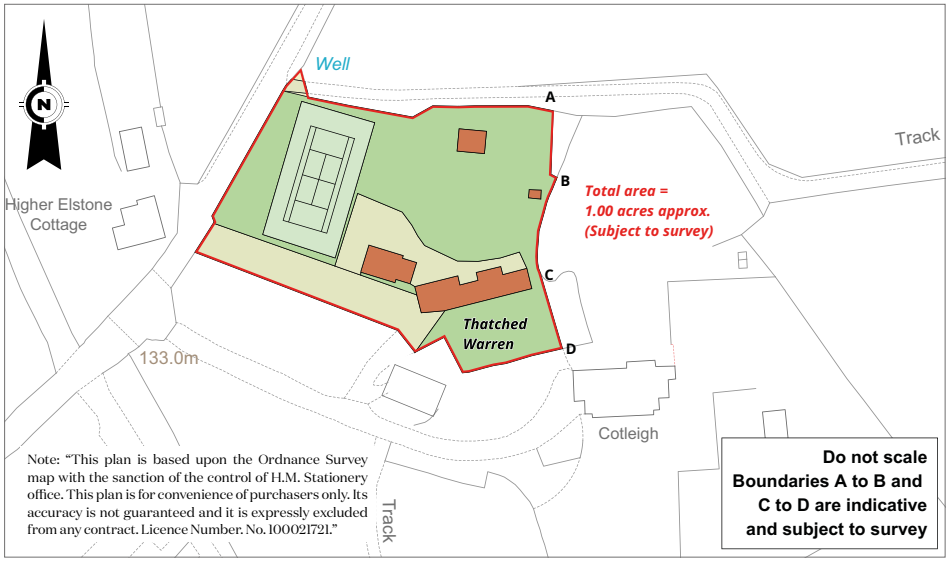
Services: Mains water and electricity, oil heating and private drainage.

Local Authority: North Devon Council: 01271 327711

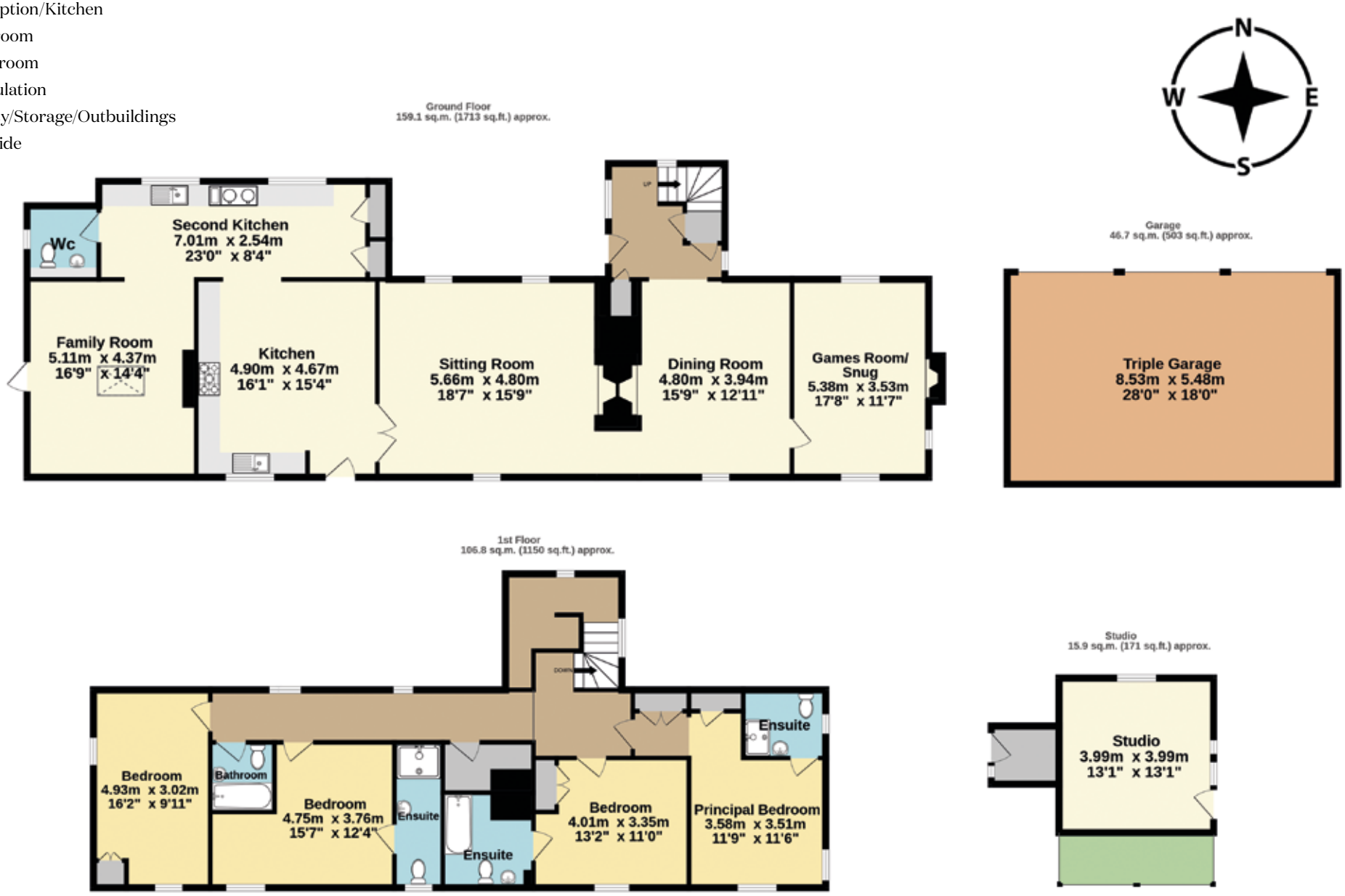
EPC: D

Council Tax: Band G

Directions: EX18 7AQ



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
328.5 sq.m. (3536 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted to tell you more.

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