

Elm Cottage

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Riddlecombe, Chulmleigh, EX18 7PB

A charming detached rural home set in 0.73 acres, with flexible ancillary buildings & potential for further enhancement (STP)

- Peaceful rural setting within Chulmleigh Community College catchment
- An inviting property with a warmth atmosphere
- Ideally suited for modern family life & home working
- Ample parking & detached garage
- No onward chain
- Recently rebuilt to an exceptional standard
- Stables, outbuilding & 100ft games room/office
- 0.73 acres of gardens with countryside views
- High degree of privacy
- Freehold

Guide Price £585,000

AGENT'S SUMMARY

A beautifully rebuilt and fully modernised four-bedroom family home, finished to the highest standard and set in about 0.73 acres of tranquil North Devon countryside. Offering stables for three horses, a garage, and an versatile 100ft games room or office with annexe potential, Elm Cottage combines craftsmanship, space and light - a true turnkey property which is ready for its new owners to enjoy straight away. The landscaped grounds include peaceful seating areas for morning coffee and a jacuzzi area (subject to negotiation).

SITUATION & AMENITIES

Elm Cottage is ideally placed for easy access to Chulmleigh, Winkleigh and South Molton, with Exeter and the A377 providing straightforward routes further afield. The property lies within the catchment of Chulmleigh Community College - recognised as one of the best schools in Devon. The surrounding area offers outstanding riding and walking country, with local shops, pubs and community amenities nearby.

DESCRIPTION

Elm Cottage is a beautifully restored detached country home combining period charm with high-quality modern living, set within peaceful North Devon countryside close to the popular village of Chulmleigh. Thoughtfully rebuilt and refurbished throughout, the property offers an exceptional balance of character and comfort, with exposed beams, an impressive inglenook fireplace, light-filled living spaces and a seamless connection to the gardens and surrounding countryside.

At the heart of the home is a superb kitchen and dining space flowing naturally into the conservatory garden room, creating an ideal setting for both everyday family life and entertaining. The accommodation is flexible and well-proportioned throughout, while outside the property enjoys approximately 0.73 acres including gardens, paddock and seating areas together with stables, generous parking and a substantial detached games room/studio offering excellent potential for home working, creative pursuits or additional lifestyle space.

Elm Cottage offers a rare opportunity to enjoy a turnkey country lifestyle in a peaceful rural setting within the highly regarded Chulmleigh Community College catchment.







ACCOMMODATION

The light and spacious living areas flow naturally, with generous reception rooms designed for both family life and entertaining. The new kitchen forms the heart of the home, perfectly balancing contemporary style with everyday practicality. Each of the four bedrooms enjoys lovely countryside views and has been finished to a high standard, while the newly fitted bathrooms complete the sense of luxury and comfort.

You enter the property via a welcoming entrance porch that leads directly into the spacious living room. This attractive double aspect room enjoys exposed beams, and an inglenook fireplace with wood burner, engineered oak flooring and iron spiral staircase leading to the first floor. Next to the living room is the second reception room which could be used as a formal dining room/play room/family room etc. The kitchen/breakfast is an impressive space and has been fitted with stylish units with quartz worktops, integrated appliances and quarry tiles. The kitchen window boasts delightful views across the paddock towards Dartmoor. The quarry tiled floor continues through to the hall where the staircase is; also in the cloakroom with sink and w/c and in the rear lobby with access to the front drive. Just off the kitchen are two conservatories. One to the rear, and one to the side of the property. Both enjoy superb views and access to the gardens.

On the first floor engineered oak flooring flows throughout and there are four well-proportioned bedrooms and two bathrooms. The family being a shower room and bedroom 1 benefitting from a 'Jack & Jill' bathroom en suite.

OUTSIDE

The property enjoys a delightful setting on the edge of Riddlecombe village, surrounded by open countryside. There are stables for three horses, a large garage, and a superb 100-foot games room or office, offering outstanding flexibility – equally suited to home working, a studio, or conversion to an annexe or guest accommodation (subject to consents).

The gardens are beautifully presented and provide excellent space for outdoor living, with sunny terraces, quiet corners for coffee, and a jacuzzi area (available by negotiation). The grounds extend to around 0.73 acres, with ample space for children, pets and horses alike.

SERVICES

Mains electricity and water. Private drainage. Oil-fired central heating.

DISCLAIMER

Please note that some images have been created using AI to illustrate how rooms may look when furnished.



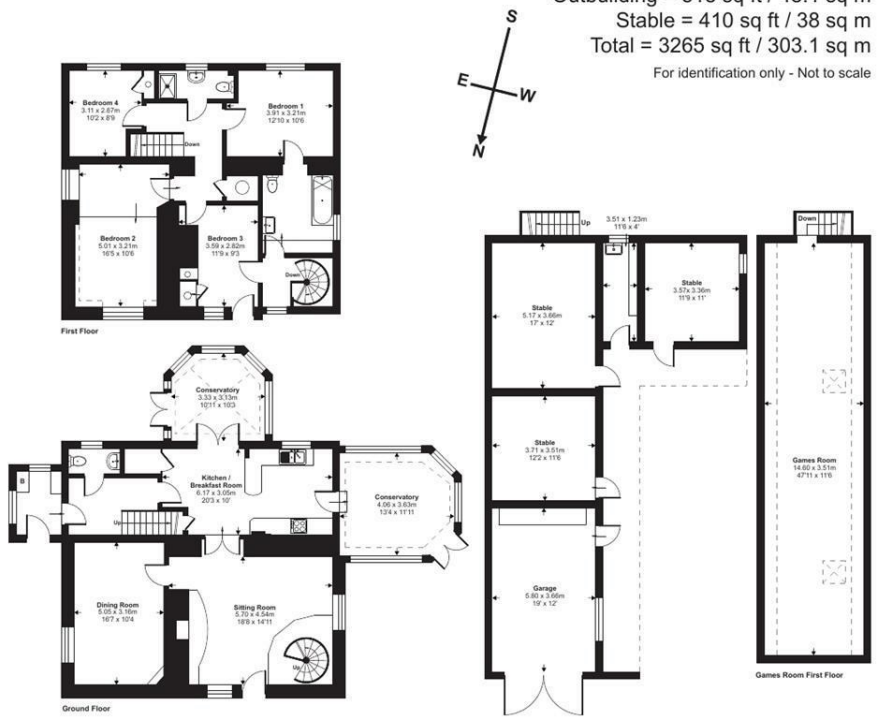


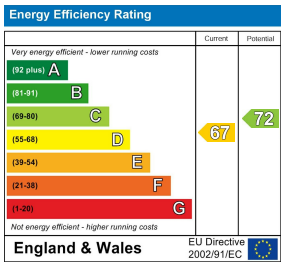


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Approximate Area = 1960 sq ft / 182 sq m
Limited Use Area(s) = 149 sq ft / 13.8 sq m
Garage = 228 sq ft / 21.1 sq m
Outbuilding = 518 sq ft / 48.1 sq m
Stable = 410 sq ft / 38 sq m
Total = 3265 sq ft / 303.1 sq m
For identification only - Not to scale





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