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Spring Haven Leigh Road, Chulmleigh, EX18 7JN

Price Guide £750,000

A recently extended and modernised 'A RATED' INDIVIDUAL DETACHED FAMILY HOME offering highly efficient and stylish FOUR BEDROOM, FOUR BATHROOM AND THREE RECEPTION ROOM family accommodation in a sought after small town location benefitting from Air Source, Solar PV, Three Phase Electricity Supply, Wood Burners and Direct Fibre Broadband, with ample OFF-ROAD PARKING, INTEGRAL SINGLE GARAGE and beautifully landscaped GARDENS with FEATURE OUTDOOR KITCHEN.

SITUATION (CHULMLEIGH)

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, 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

Spring Haven is a really super individual detached family home situated towards the outskirts of Chulmleigh which has been recently extended and improved by the local award winning construction company Timber-Tek, known for producing high quality A rated homes in the South West. The property benefits from all modern day energy efficient adaptions including an air source heat pump supplying domestic hot water and servicing the underfloor heating, solar PV, a heat recovery system, a three phase electricity supply suitable for a fast car charger, as well as being hard wired into fibre optic broadband with Airband. Internally the house is arranged over two floors and briefly comprises a spacious Entrance Hall, a feature Open-Plan Kitchen/Dining/Family Room, a useful Utility Room, a down stairs Shower Room, a Study, and a stylish Sitting Room, whilst on the First Floor there are two Ensuite Double Bedrooms, two further Double Bedrooms and a family Bathroom. Spring Haven also benefits from high quality fittings throughout including a bespoke fitted Kitchen, modern Bathroom suites, hardwood doors throughout, feature oak block parquet flooring running through most of the ground floor, and high quality wood burners in the Family Room and the Sitting Room. Outside and to the front of the house there is off-road parking for at least three cars allowing access into the Integral Single Garage and a separate wooden garden shed, whilst at the rear of the house there is a larger enclosed Garden with feature Outside Kitchen benefitting from a clay Pizza Oven, barbeque area, and slate worktops. The garden is of a good size with a generous lawned area, some raised vegetable beds, and a sizeable patio allowing access into the house via two sets of bi-fold doors.

ENTRANCE

From the gravel front garden, a slate step leads up to the composite Front Door with glazed panels on either side opening into the

ENTRANCE HALL

with feature vaulted ceiling, hard wood stairs leading to the First Floor Landing, attractive oak parquet floor and door into the

OPEN-PLAN KITCHEN/LIVING ROOM

This superb central dual aspect family room is the focal point of the whole house, incorporating a bespoke Kitchen, a Dining Area, a Sitting Area and a child's play area. At one end is high quality bespoke Kitchen set under a quartz work surface including a range of solid wood units to two sides and including a large island unit with stainless steel range cooker. At one end is a double stainless steel sink unit with mixer tap set below a feature reclaimed brick wall with display shelf over, whilst to one side is space and plumbing for a dishwasher, and on the other, space and point for a fridge freezer. At one end triple bi-fold doors overlook and lead out to the garden whilst at the other a window overlooks the parking area. The Kitchen area is finished with a spacious Walk-In Larder Cupboard, a ceramic tiled floor, inset ceiling down lighters and door into the Utility Room. In the centre of the room, there is a large Dining/Living Area allowing enough space for a 10/12 seater Dining Room table with triple bi-fold doors to one side overlooking and leading out to the garden. At one end is a reclaimed brick fireplace housing a cast iron Stovax stove set on a slate hearth, with archway to one side leading into the Play Area which is a comfortable space which could be utilised in a variety of ways including Study/Reading space with a window to one side. The Dining/Living Area is finished with an oak parquet floor attractive lighting and doors to the Study and Sitting Room.

UTILITY ROOM
fitted with contrasting wall and floor units under a quartz work surface including a stainless steel sink unit with mixer tap and space and plumbing for a washing machine and tumble dryer below. The Utility Room is finished with a wall mounted drying rack, a ceramic tiled floor, a window to the rear and doors to the Shower Room and Garage.

INTEGRAL GARAGE
with metal roller door, half glazed Back Door leading outside, concrete floor and hatch to roof space. In one corner is the Hitachi heat pump boiler system providing domestic hot water and servicing the underfloor heating.

SHOWER ROOM
A well appointed room with partially tiled walls and matching white suite comprising a walk-in Shower Cubicle housing a black mixer shower with glazed shower screen to one side; a built-in vanity unit incorporating a black mixer tap and cupboard all set below an obscure glazed window to the side; and a low level WC. The Shower Room is finished with a ceramic tiled floor and inset lighting.

SITTING ROOM
A stylish dual aspect room with vaulted ceiling and windows to the side and rear and cast iron AGA wood burner at one end set on a slate hearth. The room is finished with an oak block parquet floor and TV and audio points.

STUDY
with window to the front, inset downlighting, oak block parquet flooring and fitted with a range of modern office furniture.

STAIRS AND LANDING
Returning to the Entrance Hall, hardwood stirs lead to the First Floor Landing with doors off to all principal rooms, window to the rear, inset down lighting, hatch to roof space, and Linen Cupboard fitted with a range of shelving.

PRINCIPAL BEDROOM
A super double bedroom with window to the front and range of built-in wardrobes on one side fitted with hanging rails and storage shelving. In one corner a door opens into the

EN-SUITE SHOWER ROOM
Another well appointed room with partially tiled walls and matching white suite comprising a walk-in Shower Cubicle housing a black mixer shower with glazed shower screen to one side; a built-in vanity unit incorporating a black mixer tap and cupboard below; and a low level WC. The Shower Room is finished with a ceramic tiled floor, heated towel rail, obscure glazed window to the side and inset lighting.

BEDROOM 2
Another double bedroom with window to the front overlooking the parking area, On one side a door opens into the

EN-SUITE SHOWER ROOM
A well appointed room with partially tiled walls and matching white suite comprising a walk-in Shower Cubicle housing a black mixer shower with glazed shower screen to one side; a built-in vanity unit incorporating a black mixer tap with cupboard below; and a low level WC set below an obscure glazed window to the side. The Shower Room is finished with a ceramic tiled floor and inset lighting.

BEDROOM 3
A double bedroom with window to the rear.

BEDROOM 4
Another double bedroom with window to the rear and built-in wardobe.

FAMILY BATHROOM
Also fitted with a matching white suite comprising a panel bath with black taps and mixer shower over; a built-in vanity unit incorporating a black tap and cupboard below; and a low level WC. The Bathroom is finished with a window to the front, ceramic tiled floor, inset ceiling lighting and window to the front.

OUTSIDE
From Leigh Road, a gravel drive, bordered by low stone wall and a laurel screening hedge, allows parking for at least three cars, access into the Integral Single Garage and further access to the Front Door into the Entrance Hall. In one corner is a useful Wooden Garden Shed and a lawned area with a mature beech tree. At the side of the garage a wooden pedestrian gate opens onto a gravel path leading alongside the property, passing the pedestrian door into the garage and the air source heat pump and leading to the Rear Garden and a feature walled reclaimed brick outside Kitchen incorporating a clay pizza oven, ample slate work surface space, a wood fired barbeque. Beyond the Outside Kitchen there is a gravelled seating area leading to a good sized area of level lawn with pretty established borders. Immediately to the rear of the house there is spacious raised paved Patio Area allowing access to both sets of bi-fold doors into the Living Area and creating and ideal site for Outdoor Dining and a Hot Tub. At the remaining end of the house there is a small vegetable garden incorporating raised beds accessed by gravel paths.

SERVICES & COUNCIL TAX
Mains three phase electricity, mains water and mains drainage. Air Source Heat Pump providing domestic hot water and servicing underfloor heating.

Satellite available via Sky.
Direct Fibre Broadband through Airband has a speed of 600 Mbps. 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 - £3,148.49 p.a. for 2026/27

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.

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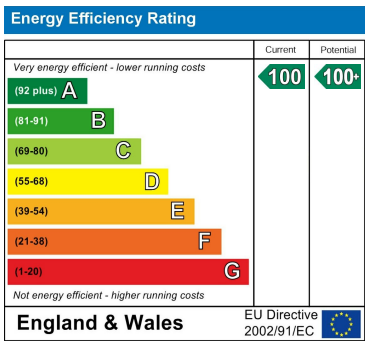
Floor Plan



Area Map



Energy Efficiency Graph



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