



## 2 Chenson Cottages, Chenson, EX18 7LF

Guide Price £225,000

## 2 Chenson Cottages

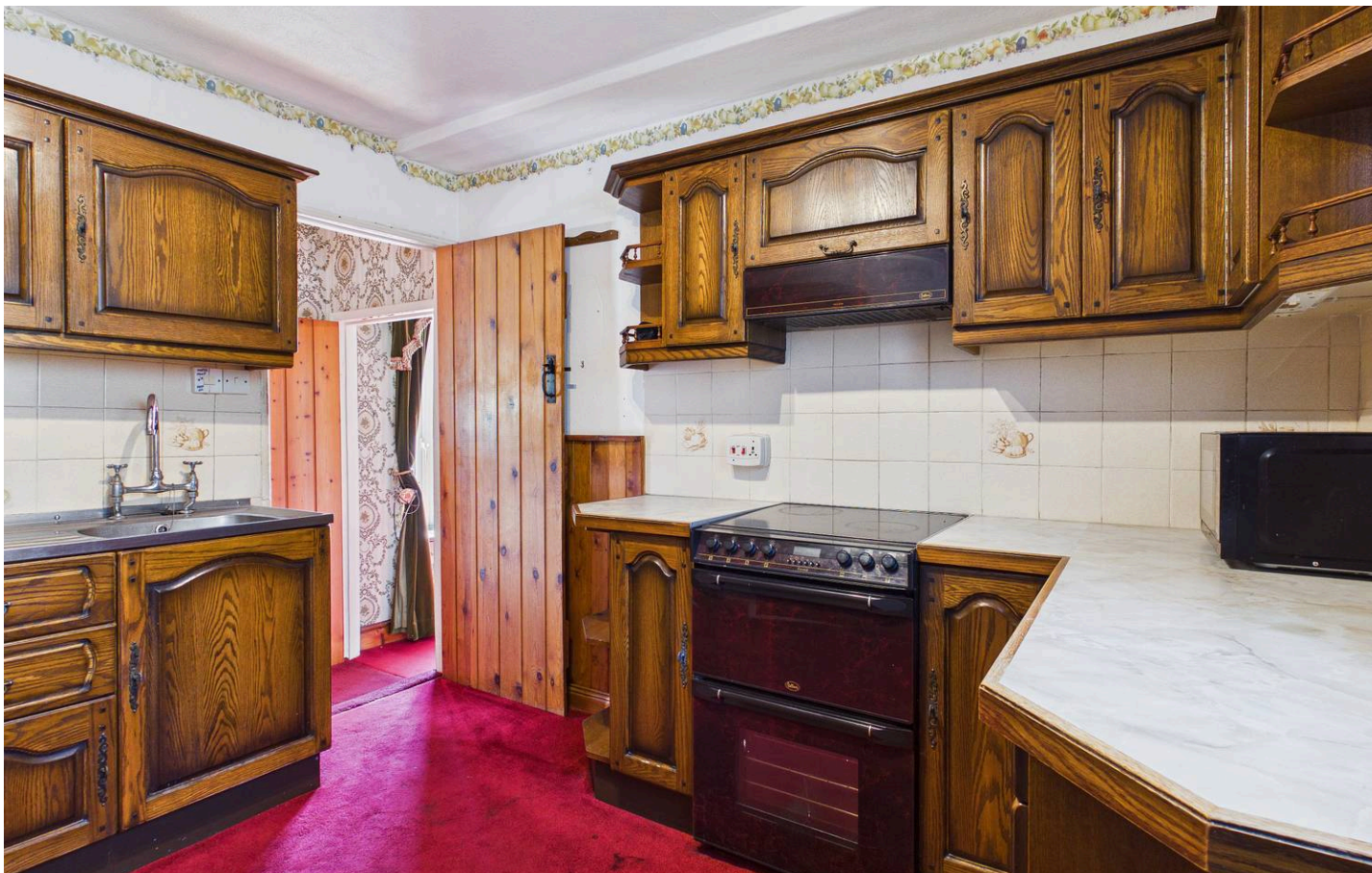
Chenson, Chulmleigh

- Stone character cottage
- Large south facing garden
- Garage & parking
- Greenhouse & outbuilding
- 2 South facing bedrooms
- Scope for improvement
- Chulmleigh College catchment area (15th best state school in UK)
- Just 2 miles from Eggesford train station
- First time on the market for over 70 years!
- No onward chain

Number 2 Chenson Cottages is a two bedroom mid terrace stone cottage set in a rural position near Eggesford Forest, with countryside surroundings and easy access to nearby transport links, including Eggesford station just two miles away. This is the first time the property has been on the market for over 70 years and it's being sold with no onward chain.

The cottage offers a straightforward layout with a lounge with high ceilings and a stone fireplace with Woodwarm 11kw woodburning stove providing a comfortable focal point & a back boiler that heats the radiators. The two bedrooms are both south facing, one double and one single and both have a lovely outlook over the garden. The bathroom has a bath, wc & sink.





While the property would benefit from some updating, it provides a solid base for improvement and the opportunity to shape the interior over time. Outside, the front garden is a particularly strong feature, south-facing and generous in size, offering space for seating, planting or further landscaping. There is also a large garage, greenhouse, storage shed and off-road parking.

Overall, this is a cottage that will suit buyers looking for a rural setting with scope to update and make changes over time, rather than a fully finished home, with the benefit of outside space and good access to the surrounding area.

Agents Note: There is a small parcel of land available just up the road by separate negotiation.

Please see the floorplan for room sizes.

Current Council Tax: Band B - North Devon 2026/27 - £2,003.59

Utilities: Mains electric, telephone & broadband

Water: Private bore hole (fitted in 2026) also well water in the garden

Broadband within this postcode: Standard 7Mbps (Airband or Starlink would provide much faster speeds)

Drainage: Private drainage

Heating: Electric & woodburning stove with back boiler

Construction: Stone

Listed: No

Conservation Area: No

Tenure: Freehold



**Buyers' Compliance Fee Notice:** Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

**Boundaries, Access & Parking:**

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

**Virtual Staging:**

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

**Private Drainage:**

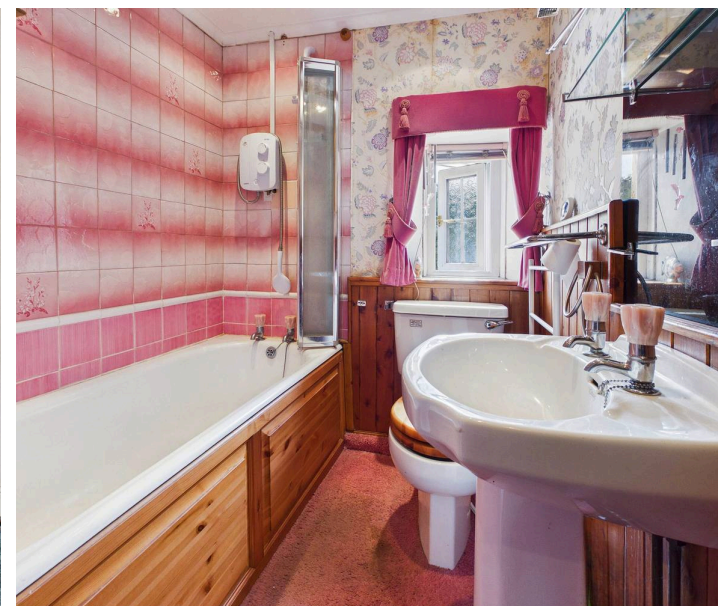
We're informed by the seller that the property has a private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.

**Private Water Supply:**

We're informed by the seller that the property has a private water supply [state source if known – e.g. borehole / spring]. Buyers should confirm maintenance, testing arrangements and water quality with their conveyancer.

**Executor's / Probate Sale:**

The property is being sold on behalf of an estate following a bereavement. The seller has limited knowledge of the property's history or condition, and buyers should satisfy themselves on all aspects prior to purchase with their conveyancer.



**Unregistered Title:**

We're informed by the seller that the property is not yet registered with HM Land Registry. Buyers should confirm the title documentation and registration process with their conveyancer before proceeding.

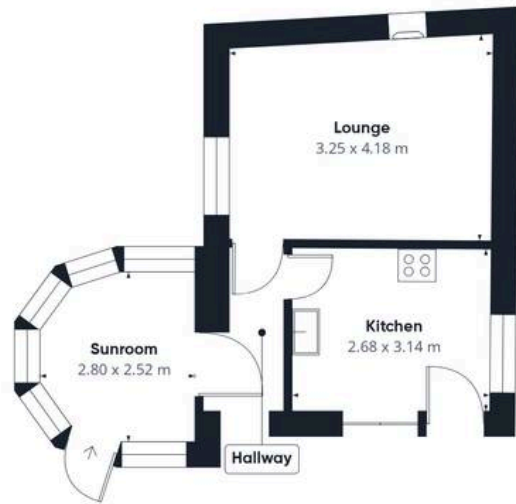
**CHAWLEIGH**, positioned almost equidistant between Exeter and Barnstaple, is ideal for those seeking the tranquillity of a pretty Devon village with easy access to some of the county's larger towns. The village has a pub and a shop with Post Office for everyday essentials, for a larger set of facilities the market town of Chulmleigh is 2 miles away. The village offers a variety of activities and events for parishioners while, for a fresh-air fix, Eggesford Forest is a couple of miles away giving super walking and riding opportunities. Eggesford also has a station for trains to Barnstaple and Exeter, overlooking the tracks is an independently-run café and farm shop.

**DIRECTIONS :** From Crediton take the A377 in a Westerly direction. Continue through Copplestone, Morchard Road and past Lapford, when you reach Chenson park in the lay-by opposite the property which can be identified with a Helmores board.

For Sat Nav: EX18 7LF

What3Words: [///soonest.tenders.friday](https://www.what3words.com/#!/soonest.tenders.friday)

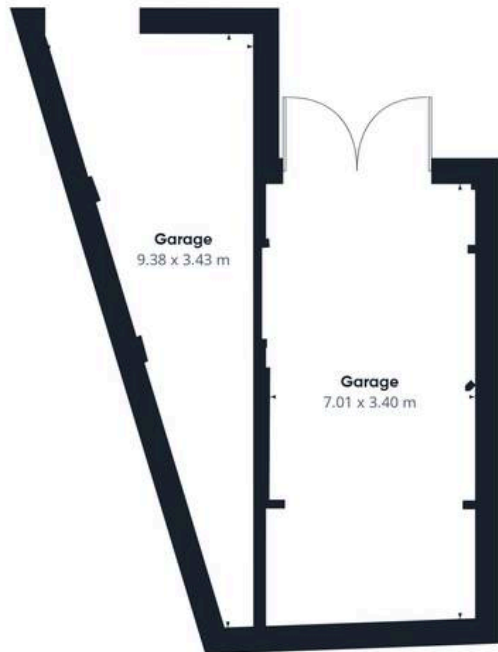




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
99.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



## Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.