



## 3 Chenson Cottages, Chenson, EX18 7LF

Guide Price £250,000

## 3 Chenson Cottages

Chenson, Chulmleigh

- Stone character cottage
- Large south facing garden
- Stone outbuildings with potential
- Garage & parking
- 2 Double 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 3 Chenson Cottages is a two bedroom end of 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 & the property is within the Chulmleigh School catchment area. The property is being sold with no onward chain.

The cottage offers a straightforward layout with two reception rooms, including a main lounge with a wood-burning stove, providing a comfortable focal point. The additional reception room gives flexibility for dining or everyday use, depending on how the space is arranged. The two bedrooms are both south facing doubles and have a lovely outlook over the garden. The bathroom has a shower, 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 garage and off-road parking.

A number of stone outbuildings sit alongside the property, offering useful storage or potential for alternative uses, subject to any necessary permissions. There is a pretty stream running through beside the stone barns.

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.

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 (regularly tested)

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

Drainage: Private drainage

Heating: Oil fired central heating, woodburning stove

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:**

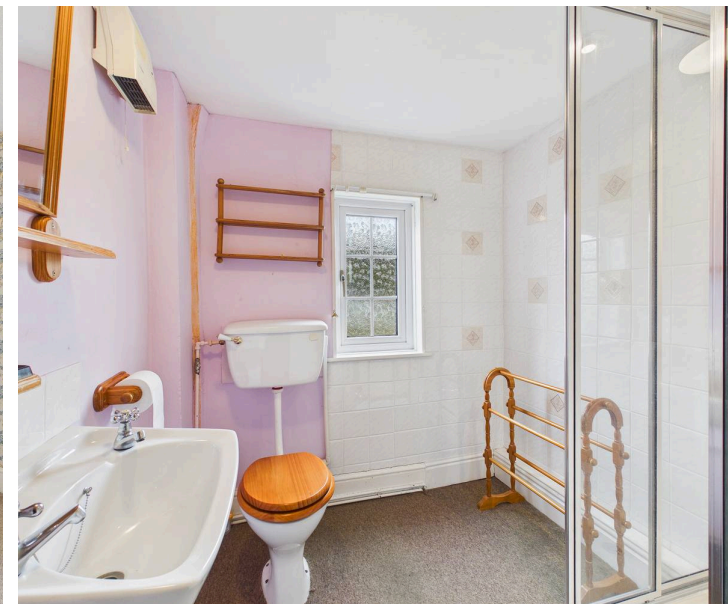
We're informed by the seller that the property has a private water supply [state source if known – e.g. borehole / spring]. Buyers should confirm maintenance, testing arrangements and water quality with their conveyancer.

**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.



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**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.

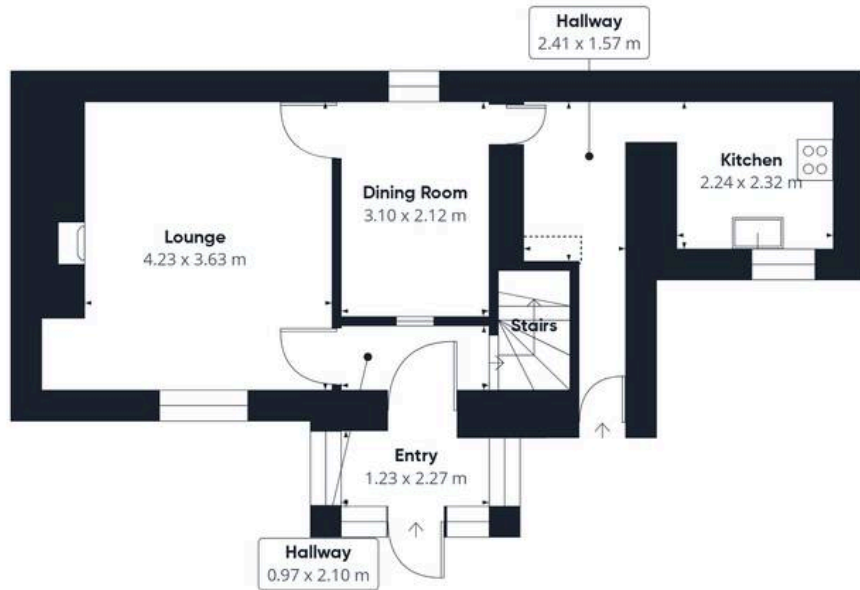
**DIRECTIONS**

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.

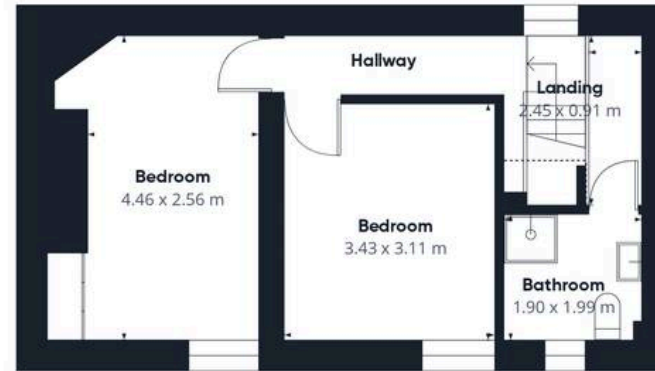
For Sat Nav: EX18 7LF

What3Words: ///dogs.bulky.cowboys

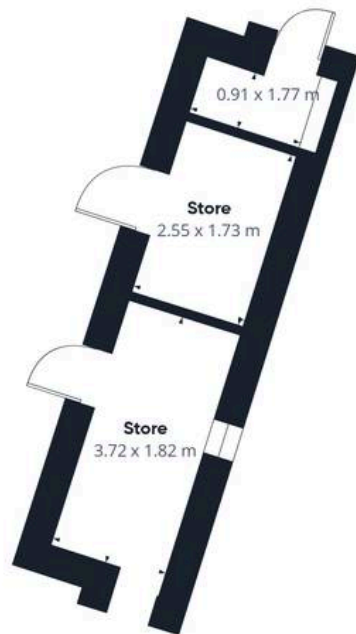




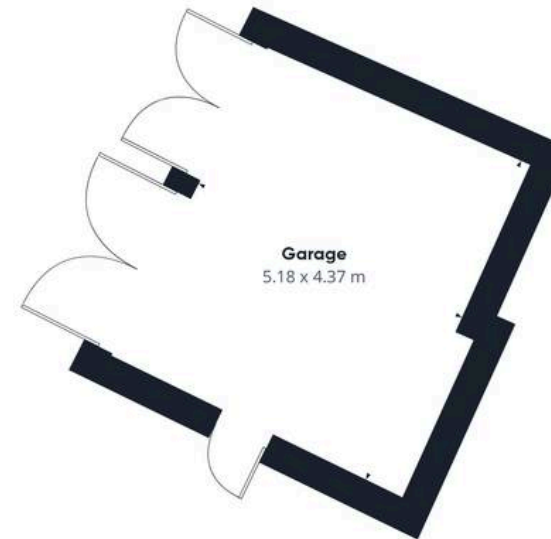
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>(1)</sup>

109 m<sup>2</sup>

Reduced headroom

0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

GIRAFFE360



## 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.