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Dunns House East Street, Chulmleigh, EX18 7DD

Price Guide £450,000

A Grade II Listed Semi-Detached House conveniently situated for the centre of Chulmleigh offering versatile and highly adaptable THREE BEDROOM, THREE BATHROOM and THREE RECEPTION ROOM accommodation PLUS A SELF CONTAINED ONE BEDROOM ANNEX with OFF ROAD PARKING, SINGLE GARAGE/WORKSHOP and large WALLED GARDEN. B&B potential or ideal dual family occupancy property

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

Dunns House is a most attractive Grade II Listed semi-detached house and self contained annexe conveniently situated a short level walk from the centre of Chulmleigh's shops and amenities. The property is of traditional stone construction under a slate roof with a more recent single storey, rendered block extension to the rear set under a flat roof partially encompassing the Snug, the Kitchen, the Utility Room and the Annexe. Internally the main house is well presented throughout offering a wealth of character features including original fireplaces, strip pine panel doors throughout and the original sash windows. The accommodation is highly versatile and adaptable being arranged over two floors and briefly comprising and Entrance Hall, a Dining Room, a Shower Room, a Cloakroom, a Sitting Room, a Kitchen, a Snug, and a Utility Room, whilst on the First Floor there are three Bedrooms and two Bathrooms The self contained Annexe is situated at the rear of Dunns House and benefits from a Sitting Room, a Kitchen, a Bedroom and a Bathroom, making it ideal for a dependent relative or as a Letting Property/Air BnB for an additional source of income. Outside and to the side of the property there off-road parking allowing access into the Attached Single Garage/Workshop whilst at the rear of the property there is a large walled garden which is mainly laid to lawn and bordered by mature flower beds

ENTRANCE

From East Street, a heavy wooden front door with glazed panel over and heavy chrome door furniture opens into the

ENTRANCE HALL

with doors to the Dining Room/Bedroom 4, Sitting Room, Kitchen, Cloakroom, and Snug. On one side stairs lead to the First Floor Landing. The Hall is finished with part painted panelled walls, two central ceiling lights and a slate and marble black and white tiled floor.

DINING ROOM/BEDROOM 4

Previously used as a Bedroom but now used as a Dining Room with original multi pane sash window to the front with radiator below, central ceiling light. In one corner a white painted panel door opens into the

EN-SUITE SHOWER ROOM

with partially tiled walls and matching white suite comprising a fully tiled shower cubicle housing a thermostatically controlled stainless shower with a fully glazed bi fold doors; corner low level W.C and a pedestal wash basin set below an obscure glazed window to one side, central ceiling light.

CLOAKROOM

At one side of the of the stairs, a door opens into a Cloakroom housing a low level WC and a wall mounted wash hand basin.

SITTING ROOM

A good sized room with original sash window to the front over looking East Street with deep display sill and radiator below. On one side there is an exposed brick fireplace with brick hearth and inset heavy beam over. Central ceiling light, part painted pine panel walls and double wall light.

SNUG

A comfortable room with window to the side with radiator below and original brick fireplace in one corner (not in use) with feature timber surround and mantle, stone floor and corner cupboard housing the electric meters and fuse boxes. Door to the Utility Room.

KITCHEN
A well fitted Kitchen including a range of floor and wall cupboards on two sides under a granite work surface and a contrasting island unit, also under a granite work surface incorporating a stainless steel sink unit with mixer tap. and integrated dish washer. On one side is an original tiled fireplace housing space and point for a range cooker with painted wood surround and mantle. The Kitchen also benefits from and integrated fridge/freezer, a window to the rear overlooking the garden, a radiator and a stone floor.

UTILITY ROOM
A single storey addition under a triple polycarbonate roof with a range of matching bespoke units to three sides under a butchers block work surface including and incorporating a Belfast sink and space and plumbing for a washing machine and a tumble dryer. On one side is a built-in cupboard housing the oil fired boiler providing domestic hot water and servicing radiators. The Utility Room also benefits from a ceramic tiled floor, a door out to the parking area and a door out to the Garden.

STAIRS AND LANDING
From the Entrance Hall, stairs lead to the First Floor Landing with doors off to all principal rooms.

BEDROOM 1
A double bedroom with window to the rear overlooking the garden with radiator below. At one end a door opens into an

EN-SUITE SHOWER ROOM
with partially tiled walls and matching white suite comprising a fully tiled corner shower cubicle fitted with a thermostatically controlled shower with wall mounted shower attachment on a riser, a corner low level WC and a wall mounted wash hand basin. The En-Suite also benefits from a ladder towel rail and an extractor fan.

BEDROOM 2
Another double bedroom with window to the front with radiator below.

BEDROOM 3
Another double bedroom with two windows to the front overlooking East Street with radiator.

BATHROOM
An internal room with partially tiled walls and matching white suite comprising a panel bath with mixer shower over and glazed shower screen to one side; a low level WC and a pedestal wash hand basin.

ANNEXE ENTRANCE
From the parking area, a door opens into the Entrance Hal of the Annexe with doors to the Kitchen Bathroom and Bedroom.

ANNEXE BEDROOM
A double bedroom with window to the rear overlooking the garden, radiator.

ANNEXE BATHROOM
fitted with a matching white suite comprising a fully tiled shower cubicle with fully glazed bi fold door and fitted with a Mira Zest Electric Shower with wall mounted shower attachment on a riser; low level W.C; and a ceramic sink built into a cream gloss vanity unit with tiled splash backs. The Bathroom also benefits from an obscure glazed window to one side with radiator below, and a built in storage cupboard with a pine slated shelf.

ANNEXE KITCHEN
fitted with a range of matching modern units to two sides under a laminate work surface with tiled splashbacks including and incorporating a single drainer stainless steel sink unit with mixer tap set below a window to the rear overlooking the garden. On one side is a stainless steel 'Lamona' single oven with inset 4 ring ceramic hob and extractor fan over. The Kitchen also benefits from space and plumbing for a washing machine, space and point for a fridge./freezer, range of matching wall units, set of 4 central ceiling lights, and half obscured glazed door to one side opening into the Sitting Room. In the cupboard under the sink there is a electric hot water tank providing domestic hot water.

ANNEXE SITTING ROOM
A good sized room with fully glazed French Doors overlooking and leading out to the Garden, obscure glazed window to one side, T.V point.

OUTSIDE
From East Street a wooden vehicular gate leads on to a narrow drive, suitable for cars, walled on one side, giving access to a metal vehicular door into a single garage, a door gives access into the hall of the annexe and a further door into the Utility Room. In front of the garage is a useful enclosed area ideal for flower pots and planters and providing ample parking for two or three cars. Single Garage Metal up and over door, electric and light connected. At the other end wooden double vehicular doors open into the garden. Immediately to the rear of the house is a paved patio area creating an ideal site for flower pots and planters and creating a lovely summer seating area. On one side paved steps lead up to a paved path which leads along side the annexe and gives access to the large rear garden. The garden is mainly laid to lawn and is walled on all sides creating a high degree of privacy and seclusion and a super addition to the property.

SERVICES & COUNCIL TAX
Mains electricity, mains water and mains drainage.
Satellite available via Sky.
Broadband speed is Basic 18Mbps and Superfast

80 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 C - £2,289.81.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.

For sat nav purposes - please use the property address or postcode.

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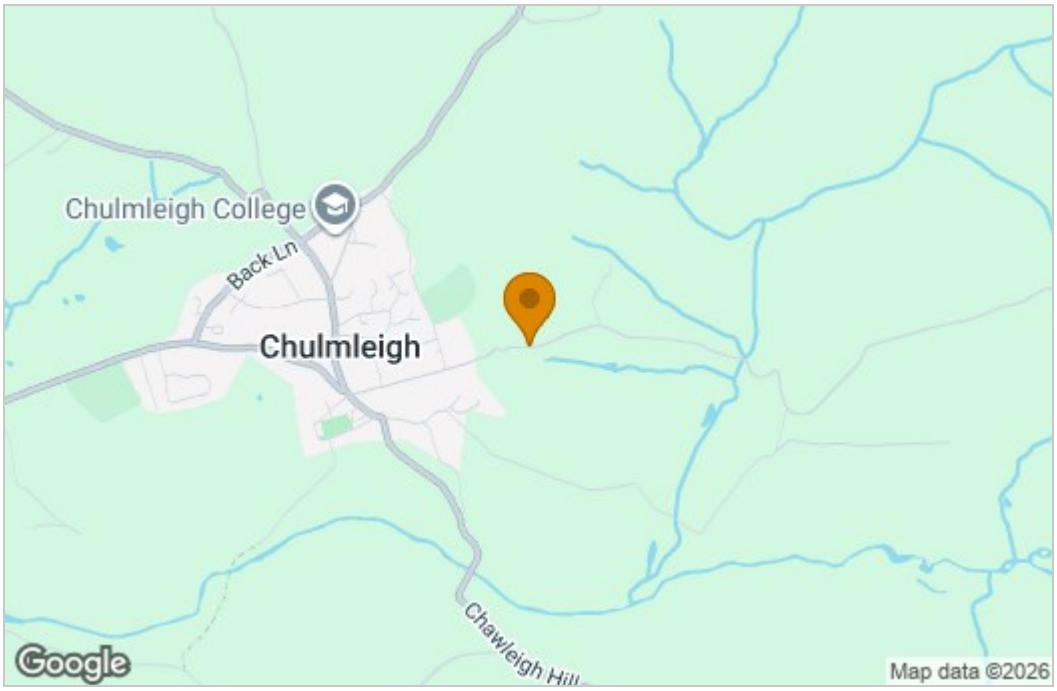
Floor Plan

Area Map



Energy Efficiency Graph

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