



1 Park Cottages, Chawleigh, EX18 7LB

Guide Price £250,000

1 Park Cottages

Chawleigh, Chulmleigh

- Stone built character cottage (Earl of Portsmouth)
- Rural setting near Eggesford and Chawleigh with countryside views
- In need of cosmetic updating offering excellent scope to improve
- Living room with woodburner
- Kitchen and separate dining room and useful rear utility space
- Three bedrooms and family bathroom upstairs
- Generous outside space with two gardens and open outlook
- Ample parking for 3 to 4 vehicles plus garage
- Private water supply and drainage with low running costs
- Additional stone outbuildings offering storage and further potential

Set back from the A377 close to the villages of Eggesford and Chawleigh, this charming stone cottage is one of just four former Earl of Portsmouth properties, set in a lovely rural position with open countryside views and easy access to both Crediton and Chulmleigh. Despite its setting, the location is well connected. The A377 for road links, while Eggesford station on the Tarka Line provides a useful rail connection, and nearby Eggesford Forest offers fantastic walks right on the doorstep.





The cottage itself is very much a home with potential. It is perfectly liveable as it stands but would benefit from some cosmetic updating, giving a new owner the chance to put their own stamp on it and create something really special. With the space on offer, both inside and out, it represents excellent value for money. On the ground floor, there is a comfortable living room with a wood burner that not only provides a cosy focal point but also runs the radiators and hot water (with immersion heater as back up). There is a kitchen and a separate dining room, along with a useful rear lean-to providing utility space and a covered store, ideal for pets or additional storage.

Upstairs, there are three bedrooms and a family bathroom, with the front two enjoying a pleasant outlook over the surrounding countryside.

Outside, the property really comes into its own. There is parking for three to four vehicles, a garage and three stone outbuildings, offering plenty of storage. The gardens are positioned to the front and provide a generous amount of outdoor space, with open views and a real sense of countryside living.

The property benefits from a private, treated and tested water supply along with private drainage, meaning there are no mains water bills, and it is connected to mains electricity with the option to switch to a generator if required.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon

Utilities: Mains electric, telephone

Broadband within this postcode: Owner uses 4G router instead

Drainage: Private septic tank



Heating: Solid fuel via wood-burner

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.

Agents' Notes:

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.

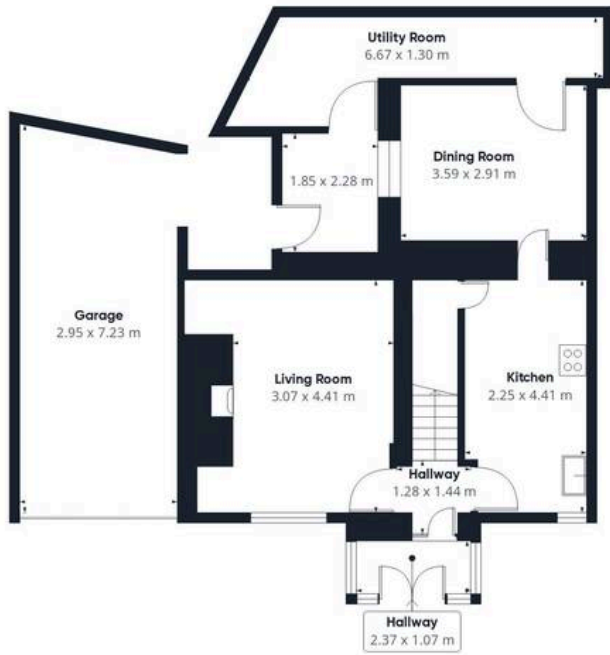
Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

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.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

133.3 m²

(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

**Private Drainage:**

We're informed by the seller that the property has a private drainage system, which they advise is in working order and has been upgraded during their ownership. 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 via a well shared with another cottage. Buyers should confirm maintenance, testing arrangements and water quality with their conveyancer.

Heating Type (Non-Mains):

We're informed by the seller that the property is heated via wood-burner. Buyers should confirm servicing arrangements and running costs.

Rights of Way:

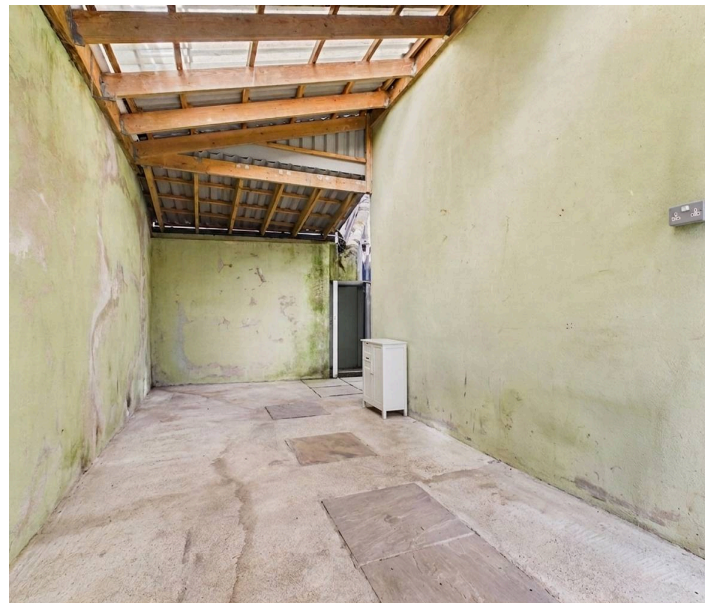
We're informed by the seller that the property benefits from a right of way to access the parking and access to the sheds. Buyers are advised to confirm details and legal status with their conveyancer.

Chain Status / Vacant Property:

We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

DIRECTIONS : For Sat-Nav please use EX18 7LB abd the what3words is [///struts.shampoos.remodels](https://www.what3words.com/struts.shampoos.remodels)

Heading from Lapford to Eggesford on the A377, the property will be found on the right hand side.





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.