



**Church Cottage New Street, Chulmleigh, EX18 7BZ**  
**Offers In Excess Of £100,000**

A MID TERRACE CHARACTER COTTAGE situated within a conservation area in the heart of Chulmleigh a short walk from the shops and services offering TWO BEDROOM accommodation including an Open Plan Kitchen/Living Room and a Bathroom, all in need of general modernisation and improvement. Offered with No On Going Chain

## 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

Church Cottage is a mid terrace cottage situated within a conservation area in quiet off-road position adjoining the churchyard a short walk from the centre of Chulmleigh. Internally the accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Bathroom, and an open plan Kitchen/Living Room, whilst on the first floor there are two bedrooms. The property, of traditional stone and cob construction under a slate roof with a more recent single storey addition to the rear under a flat roof encompassing the Entrance Hall and Bathroom, would now benefit from complete renovation and modernisation including rewiring, replumbing, replastering and refitting the Kitchen and Bathroom suite as well as redecorating and recarpeting throughout. Outside and to the front a pedestrian path gives access to a small area of Front Garden which is ideal for flower pots and planters and gives access to the front door.

## ENTRANCE

From New Street, a shared concrete pedestrian path over which Church Cottage has a pedestrian right of way gives access to the front garden and the half glazed front door into the

## ENTRANCE HALL

with doors to the Bathroom and the Open Plan Kitchen/Living Area and circular window to the front.

## BATHROOM

with window to the front and matching white suite comprising a panel bath with tiled splash backs and electric shower over with glazed shower screen to one side; wall mounted wash hand basin, and low level WC. In one corner a cupboard houses space and plumbing for a washing machine.

## OPEN PLAN KITCHEN/LIVING ROOM

A good sized room with window to the rear and the original exposed stone fireplace to one side with slate hearth and inset wooden beam over housing a woodburning stove with back boiler for providing domestic hot water and servicing radiators, although not currently in use. At one end there is a Kitchen with single drainer stainless steel sink unit and breakfast bar, whilst in one corner a door opens onto

## STAIRS AND LANDING

with doors to the Bedrooms and Airing Cupboard housing the hot water cylinder with electric immersion heater.

## BEDROOM 1

A double bedroom with window to the rear overlooking the Churchyard, original board floor and radiator.

## BEDROOM 2

A single bedroom with window to the front, original board floor and radiator.

## OUTSIDE

Church Cottage is approached from New Street over a shared pedestrian path, over which the property has a pedestrian right of way and gives access to a sole use path with wooden panel fence to one side, leading into the Front Garden which is ideal for flower pots and planters and gives access to the front door.

## SERVICES

Mains electricity, mains water and mains drainage. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 18 Mbps Superfast Broadband (provided by BT) is 40 Mbps. Mobile Phone coverage by EE, 02 and Vodafone.

## VIEWING

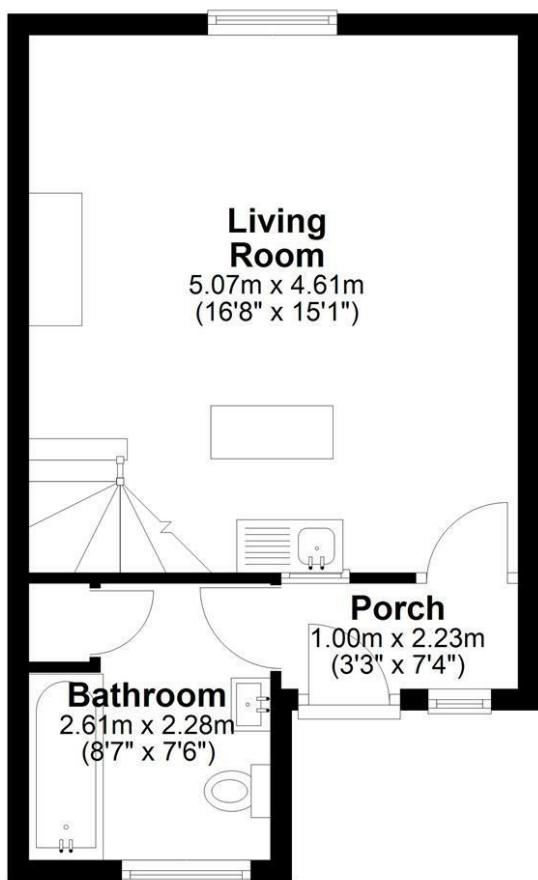
Strictly by appointment through the agent. Out of

Hours Please Call 01769 580024 or E-Mail  
[enquiries@keenors.co.uk](mailto:enquiries@keenors.co.uk)

## Floor Plan

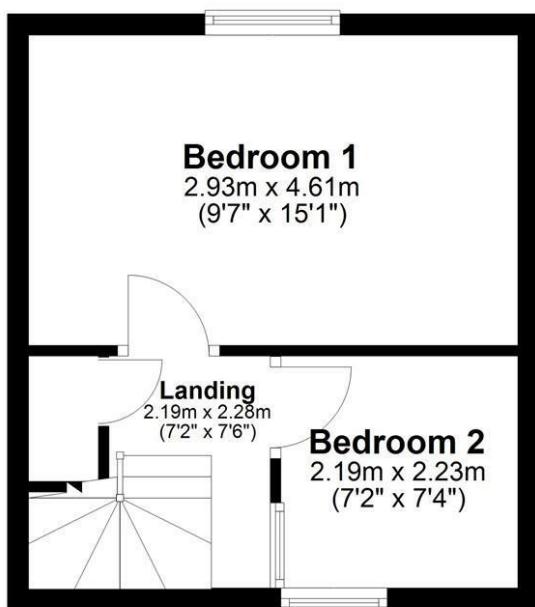
### Ground Floor

Approx. 32.1 sq. metres (345.2 sq. feet)

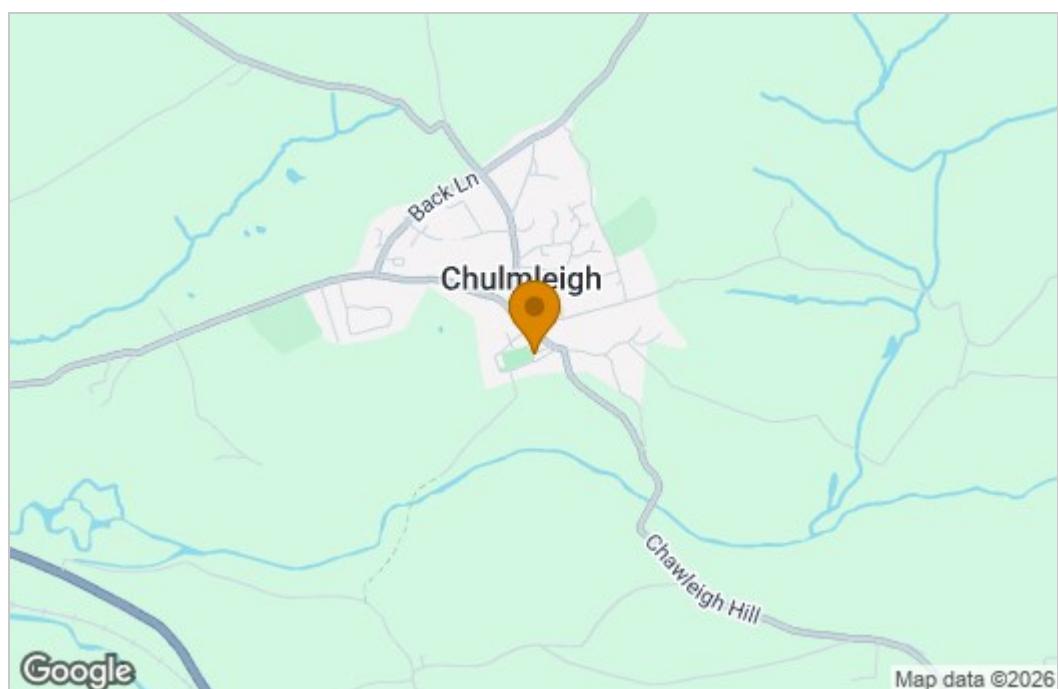


### First Floor

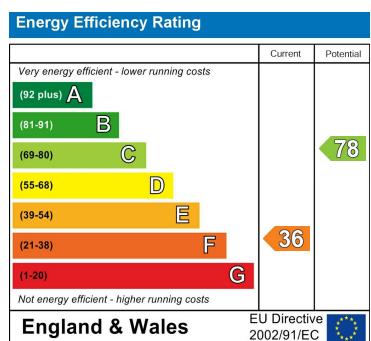
Approx. 24.0 sq. metres (258.5 sq. feet)



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.