



**STAGS**

Hillside, Chulmleigh, Devon, EX18 7EA

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A wonderfully situated and spacious country house with a stunning valley outlook

Chulmleigh 1 mile South Molton 9 miles Exeter 25 miles

- 3 Reception Rooms • Garden Room and Study • Kitchen/Breakfast Room • 6 Bedrooms • 3 Bath/Shower Rooms • Cellar/Workshop • Large Gardens • Approaching One Acre •

Guide price £695,000

01769 572263 | [south-molton@stags.co.uk](mailto:south-molton@stags.co.uk)

## SITUATION

Hillside is set in a stunning location on the side of a very peaceful and unspoilt valley about a mile to the east of the favoured small town of Chulmleigh. The town offers excellent day-to-day facilities including post office, shops, church, chapel, good schooling to secondary level, a popular 18 hole short golf course and riding stables. The local market town of South Molton is about 9 miles to the north and offers a further range of amenities.

To the south the Cathedral City of Exeter is about 25 miles, offers direct access onto the M5 motorway as well as an airport and main line railway station with intercity rail service to London Paddington. There is a sprinter branch line service running along the Tarka Line from Exeter to Barnstaple through Eggesford or Kings Nympton station within a short distance of the property. To the north the North Devon regional centre of Barnstaple is 20 miles and offers an excellent range of shopping and recreational facilities and from there to the west, a further 7 miles, is the renowned North Devon coastline with extensive sandy beaches at Saunton and Woolacombe together with associated facilities. Both Exmoor and Dartmoor National Parks are within easy reach of the property.

## DESCRIPTION

Hillside is an Edwardian Hunting lodge built in 1912. The lodge was originally part of the local farming estate and the timber aspect of the construction was built by Canadian Carpenters whose influence can be seen in the architectural design. An interesting feature relating to its original use is the tall, pointed 'rod room' used for storing fishing rods with its high ceiling and which is now used as a study.

The well-presented and extensive accommodation is light and spacious with the principal rooms able to take advantage of the stunning views across the valley.

## ACCOMMODATION

Open VERANDAH with front door leading into the spacious ENTRANCE HALL with exposed boarded floor, part panelled walls and doors off to the main reception rooms. The SITTING ROOM has superb views, French doors to the verandah, fireplace with wood-burning stove and glazed doors into the GARDEN ROOM with full-height windows and a superb outlook. From the sitting room glazed doors lead into the LIVING ROOM with fireplace and French doors opening out onto a decked area to the side with a direct outlook across the valley. The DINING ROOM has a fireplace, French doors to the verandah and a door into the STUDY, an unusual room with high ceiling believed to have been once used as a 'rod room'. The KITCHEN/BREAKFAST ROOM has a



tiled floor and is fitted with an extensive range of premium quality wall and base units with granite work tops, double sink, integrated dish washer, fitted electric range cooker and solid fuel Esse range set in a brick chimney breast. Off the kitchen is a UTILITY, also with a tiled floor and fitted with a range of wall and base units with granite work tops, butler's sink, plumbing for washing machine. A SHOWER ROOM also leads off the utility and is fitted with a modern suite.

On the FIRST FLOOR there are 4 DOUBLE BEDROOMS with BEDROOM 1 having particularly stunning views, fireplace, built in cupboard and an EN-SUITE BATHROOM with part panelled walls, freestanding roll-top bath, wash basin, WC, heated towel rail and return door to landing. The FAMILY BATHROOM also has part panelled walls, freestanding roll-top bath, wash basin, WC, towel rail and shower cubicle.

On the SECOND FLOOR there are TWO FURTHER DOUBLE BEDROOMS, one with a fitted cupboard.

Accessed from the living room or from outside is a useful lower ground floor WORKSHOP/CELLAR.

## OUTSIDE

From the country lane a driveway leads past a GARAGE and parking area and continues down to another parking area adjacent to the house where there is also a useful open STORE/WOODSHED. A rose arch, steps and pathway bisect a lawned garden to the front. Wrapped around the west and north sides of the house is a raised timber decking with balustrade which takes full advantage of the views across the valley. The remaining gardens are mainly laid to lawn with some sloping and terraced areas whilst on the left of the driveway is an area of amenity land sheltered by mature trees and a recently constructed TREE HOUSE. The property extends in total to APPROACHING ONE ACRE (0.84 acres).

## SERVICES

Mains electricity, private bore hole water and private drainage system. Oil fired central heating via radiators.

## VIEWING

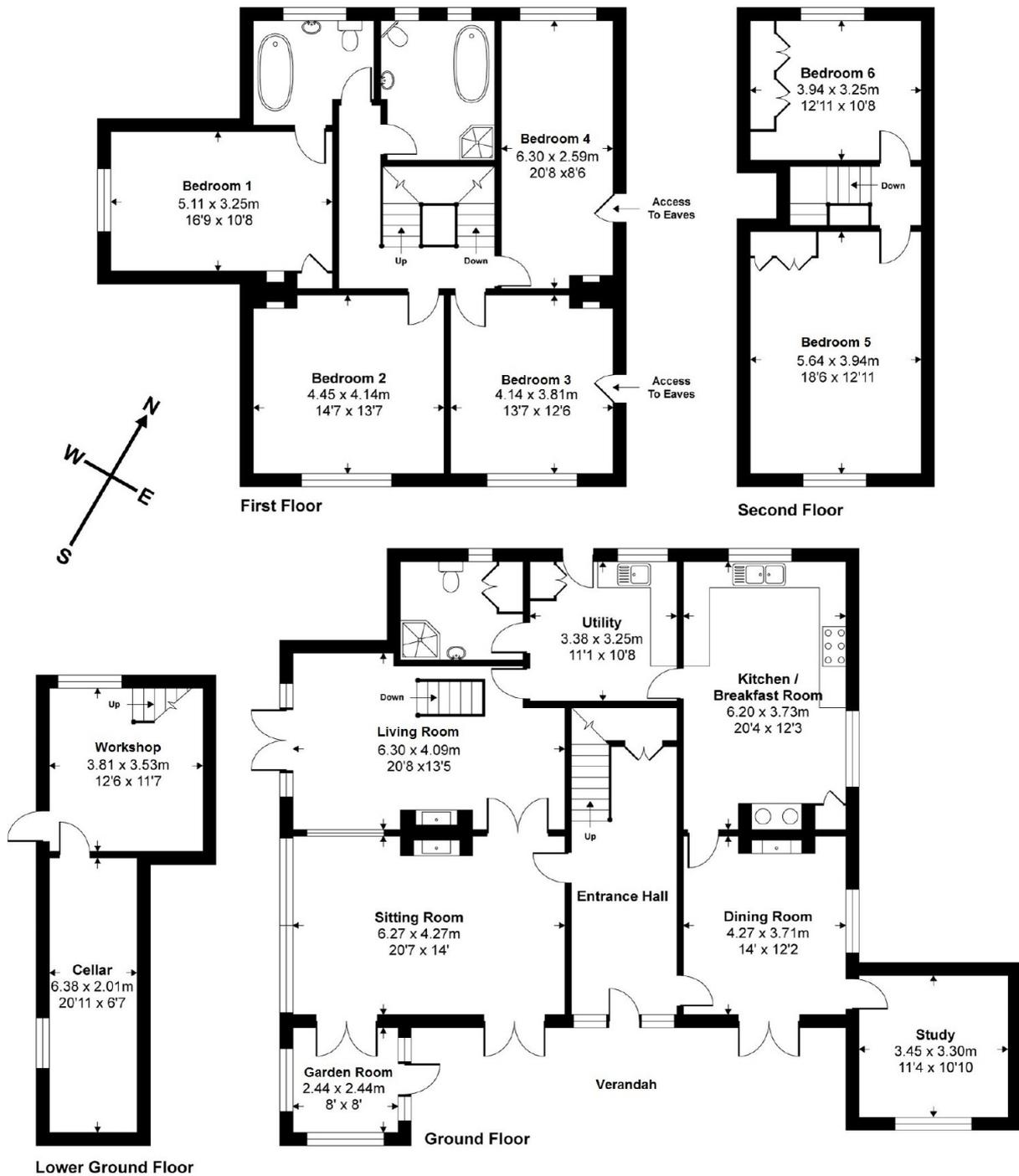
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

## DIRECTIONS

From the centre of Chulmleigh turn into East Street and continue on this road out of the town. Continue to the bottom of the hill over the small bridge and soon after take the next right turn. The entrance to the property will soon be found on the right.



Approx. Gross Internal Floor Area  
314.2 Sq Metres 3382 Sq Ft



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



29 The Square, South Molton, Devon, EX36 3AQ  
01769 572263  
south-molton@stags.co.uk



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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(95-109)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E	36	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	