



Greenacre



South Molton 12 miles Exeter 25 miles

A charming Grade II listed cottage offering a wealth of character, a traditional barn and delightful gardens

- Grade II Listed cottage with late medieval origins
- Edge of popular town
- Four Bedrooms
- Kitchen/Dining Room
- Sitting Room
- Attached Stone Barn
- Mature Gardens (total plot about 0.18 acres)
- Parking and Car-Port
- Council Tax Band D
- Freehold

Guide Price £395,000

Situation

Greenacre occupies a pleasant position on the eastern edge of the thriving Mid Devon town of Chulmleigh. Renowned for its strong sense of community, Chulmleigh offers an excellent range of everyday amenities including a health centre, post office, bakery, delicatessen, convenience stores, public houses, primary school and the highly regarded Chulmleigh Academy. The town also benefits from an active sports centre, cricket and football clubs, tennis courts and an 18-hole short golf course.

The surrounding countryside provides excellent opportunities for walking, cycling and riding, whilst the nearby Tarka Line railway station at Eggesford offers regular services between Exeter and Barnstaple. The larger market towns of South Molton and Crediton are both within easy reach, whilst the regional centres of Barnstaple and Exeter provide an extensive range of shopping, educational and recreational facilities. The North Devon Link Road gives convenient access to Junction 27 of the M5 motorway and Tiverton Parkway station, offering regular mainline services to London Paddington.

Description

Greenacre is a delightful Grade II Listed semi-detached period cottage with late medieval origins, sympathetically combining a wealth of original character with the comforts of modern living. Rich in period features, including exposed beams, inglenook fireplaces and bread ovens, the property offers well-balanced family accommodation together with a substantial attached barn, currently utilised as a workshop and store, with scope for a variety of alternative uses, subject to the necessary consents. Outside, Greenacre enjoys a delightful cobbled courtyard together with beautifully established cottage gardens, incorporating lawns, mature planting, productive vegetable beds, a greenhouse and fruit cage, together with a carport and off-road parking.

Accommodation

From the covered area between the cottage and the barn, a door opens into the impressive kitchen/breakfast room, a welcoming open-plan space fitted with an attractive range of oak fronted units with complementary work surfaces and a matching central island. Integrated appliances include a dishwasher, fridge, oven and hob with extractor hood. A window seat, exposed beams and a charming fireplace incorporating a wood-burning stove and bread oven all combine to create an exceptional heart of the home.

The sitting room is equally rich in character, featuring exposed beams, oak flooring, window seat and a further fireplace with wood-burning stove and bread oven. Off this room is a rear hall with door to the garden and door into a utility room with plumbing for a washing machine, space for a freezer, the oil-fired boiler, wash basin and WC.

The cottage benefits from two separate staircases. Stairs from the sitting room rise to the first-floor landing serving three bedrooms and the family bathroom, fitted with a panelled bath with shower over, wash basin and WC.

A second staircase from the kitchen leads to the principal bedroom suite, comprising a generous double bedroom and dressing area with extensive fitted wardrobes and a well-appointed en suite shower room with tiled shower cubicle, wash basin, heated towel rail and WC.

Outside

To the rear of the property is an open-fronted carport providing covered parking together with additional off-road parking. A covered passageway between the cottage and the adjoining barn also provides access to the rear, where an attractive cobbled courtyard creates a delightful and sheltered seating area, ideal for outdoor entertaining.

The substantial attached barn is currently utilised as a workshop and storage area and offers potential for a variety of uses, subject to obtaining any necessary planning and listed building consents

Beyond the barn, a wide cobbled pathway leads to the beautifully established gardens which are predominantly laid to lawn and interspersed with mature trees, shrubs and well-stocked flower borders, the gardens also incorporate a productive kitchen garden with raised beds, a greenhouse and a variety of fruit trees.

In total the property extends to almost a fifth of an acre (0.18 acres).

Services and further information

Mains electricity, water and drainage. Oil fired central heating. Mobile - 'likely' outside from all major providers (Ofcom). Broadband - Standard, superfast and ultrafast broadband are available (Ofcom). Construction - Stone and cob under a thatched roof. There is a pedestrian right of way over part of the rear garden for the benefit of the adjoining cottage.

Viewing

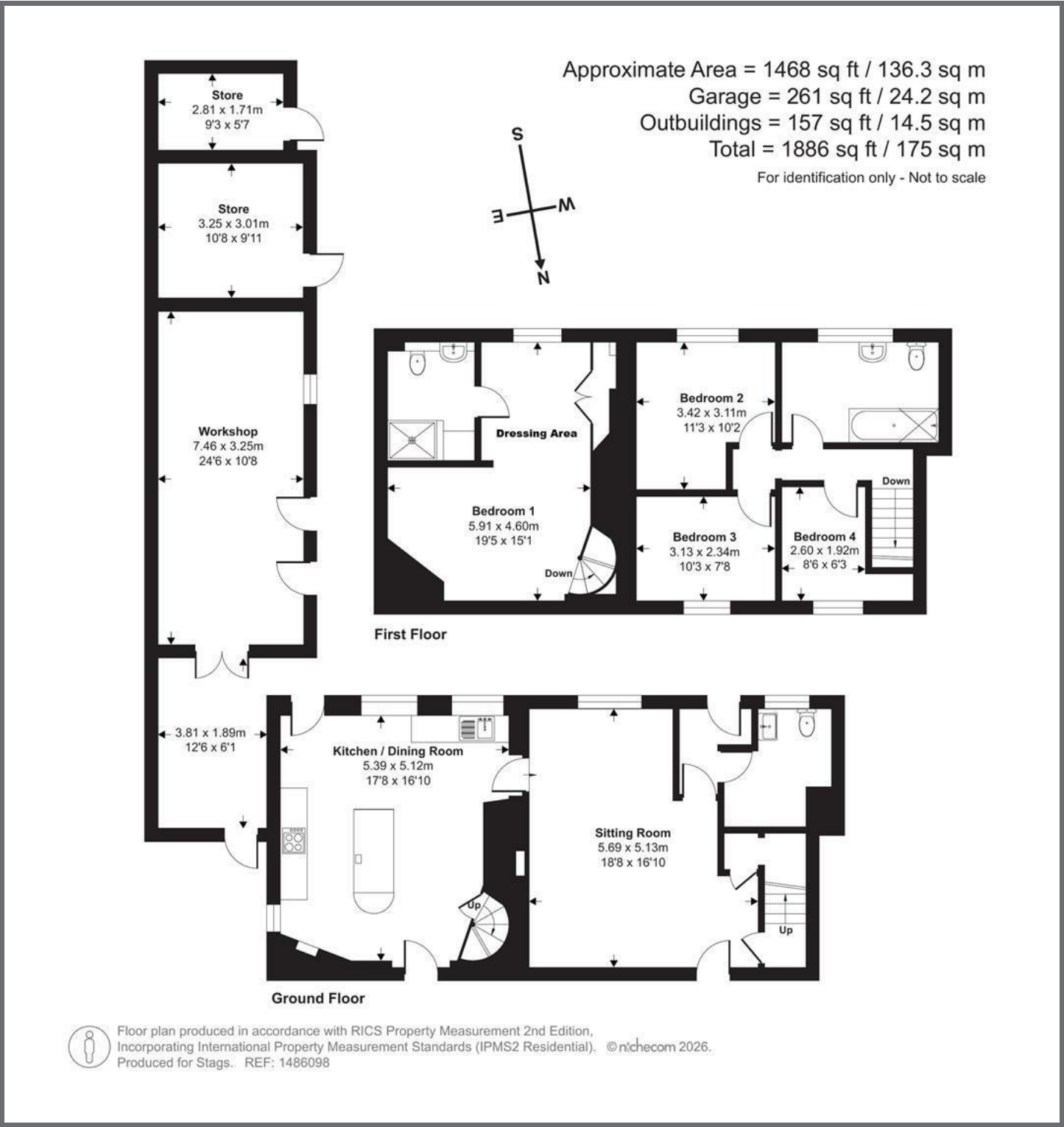
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

From the centre of Chulmleigh, proceed into East Street. Continue along East Street, almost to the edge of town and the property will be found on the right.

What3words Ref: backfired.baking.youth





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Energy Efficiency Rating		
	Current	Potential
Not energy efficient - lower rating code		
(G) 201-250		
(F) 151-200		
(E) 101-150		
(D) 81-100		
(C) 61-80		
(B) 41-60		
(A) 21-40		
Not energy efficient - higher rating code		
(G) 1-20		
EU Directive 2002/91/EC		
England & Wales		

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