



---

5 Moortown



### Situation

The historic farmstead of Moortown is set between the small town of Chulmleigh and the village of Chawleigh and was originally a large Barton Farm. In the late 1980s, the traditional farm buildings were converted to provide a number of individual dwellings. Number 5 Moortown occupies a position on the northern edge of the original courtyard, enjoying a pleasant rural outlook.

Chawleigh is approximately one mile to the east and has a community shop/post office, church and the Earl of Portsmouth public house. Chulmleigh is also approximately one mile away and provides a wider range of facilities and amenities including a health centre, dentist, various shops and public houses, together with an 18-hole short golf course. The cathedral city of Exeter is approximately 23 miles away.

Eggesford Station, approximately 2½ miles away, lies on the picturesque Exeter to Barnstaple railway, the Tarka Line. The property is approximately equidistant between Exmoor and Dartmoor National Parks, with a wide array of forestry walks and outdoor pursuits available in the surrounding area. The renowned North Devon coastline, with its wide sandy beaches, is also within easy reach by car.

### Description

An exceptionally well-presented and stylishly appointed barn conversion, occupying an attractive position within the historic farmstead of Moortown. Number 5 has been thoughtfully updated and maintained by the current owners, with a wonderful attention to detail throughout and a finish that is both contemporary and sympathetic to the building's original character. The accommodation is surprisingly spacious and versatile, with two double bedrooms and a superbly appointed bathroom on the ground floor, together with an impressive first-floor open-plan kitchen and sitting room extending to approximately 682 sq ft. The first floor is a particular feature, with a vaulted ceiling, exposed original timber roof trusses and brickwork detailing, complemented by a superb contemporary kitchen and wood-burning stove.

### Accommodation

From the front garden, the front door opens into the entrance hall with a useful under-stairs storage space, with doors leading to the principal ground-floor accommodation and stairs rising to the first floor. Both bedrooms are ample double rooms with fitted wardrobes. The bathroom is fitted with a panelled bath with shower over, vanity wash basin, WC and heated towel rail.

From the hall, turning stairs rise to the particularly impressive first-floor open-plan Kitchen/Sitting Room, which extends to approximately 27'8" x

12'3" and enjoys a vaulted ceiling with exposed timber roof trusses, exposed brickwork detailing and automatic Velux roof lights. The kitchen is comprehensively fitted with a range of contemporary navy shaker-style units, contrasting work surfaces, integrated appliances (dishwasher, fridge and washing machine), Belfast-style sink and breakfast bar, whilst the adjoining sitting area has ample space for furniture and benefits from a wood-burning stove on a slate hearth in the corner.

### Outside

The property is approached from the rear, where there is a dedicated parking area for the property. A path leads around to the front, where there is an enclosed, low-maintenance garden, thoughtfully arranged with paved seating areas, artificial lawn, gravel and established planting. This provides an ideal space for outdoor dining and entertaining, whilst in the corner is a useful timber storage shed with power and light connected.

### Services and further information

Mains electricity and water. Shared private drainage system (sewage treatment plant). Communal areas are managed by Moortown Management Company. The current annual cost is £320 per annum.

Mobile coverage is available outside from all major providers. Standard Broadband is available.

### Viewing

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

### Directions

Moortown lies equidistant between Chulmleigh and Chawleigh.

From the A377, at Eggesford Station, take the turning onto the B3042 signposted to Chawleigh and Witheridge. Stay on this road for 1.8 miles and at Hollowtree Cross turn left towards Chulmleigh. The entrance to Moortown will be found after another half a mile or so on the left. Continue down the driveway and take the first turning on the right. After a short distance the rear of the barn conversion and the parking area is on the left. What3words Ref: speeded.traded.hexes

Chawleigh 1 mile Chulmleigh 1 mile

An exceptionally well-presented barn conversion with superb open-plan living and a delightful south-facing garden

- Exceptionally well-presented barn conversion
- Beautifully appointed and stylishly updated throughout
- Impressive open-plan first-floor kitchen/sitting room
- Vaulted ceiling with exposed timber roof trusses
- Two double bedrooms with fitted wardrobes
- Enclosed, low-maintenance, south-facing garden
- Parking for two cars
- No onward chain
- Freehold
- Council Tax Band B

Guide Price £227,500





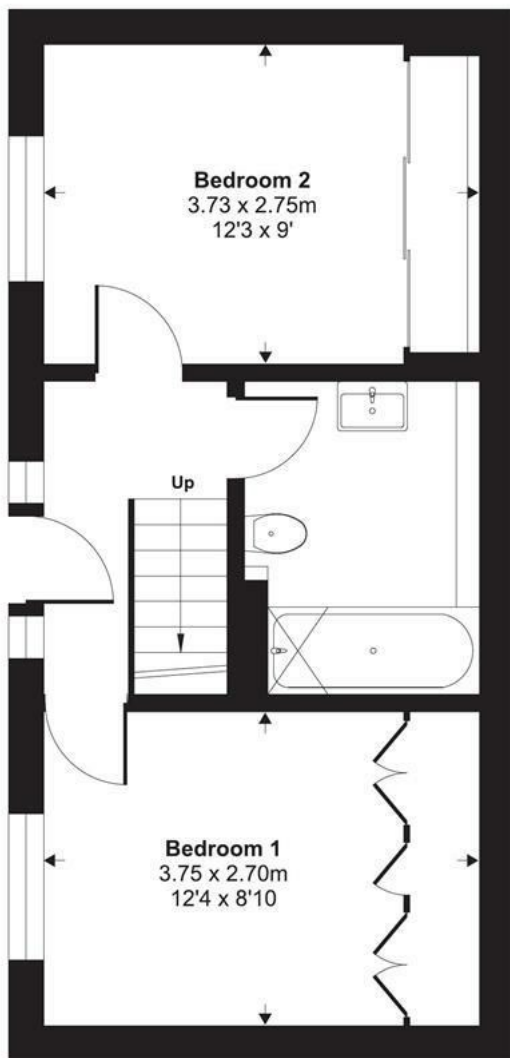
Denotes restricted head height

Approximate Area = 671 sq ft / 62.3 sq m

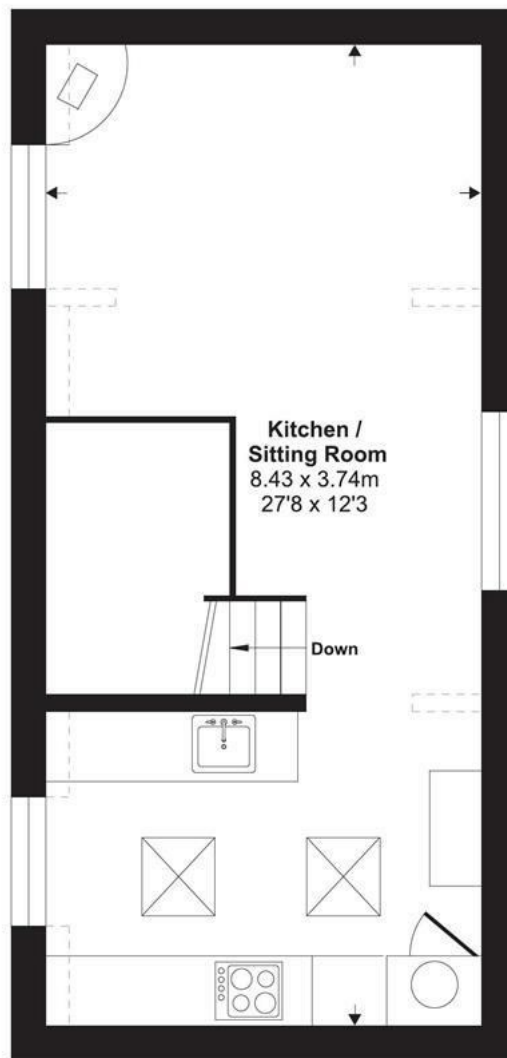
Limited Use Area(s) = 11 sq ft / 1 sq m

Total = 682 sq ft / 63.3 sq m

For identification only - Not to scale



Ground Floor

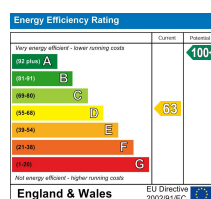


First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1515236

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



29 The Square, South Molton, EX36 3AQ

01769 572263

south-molton@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London