STAGS

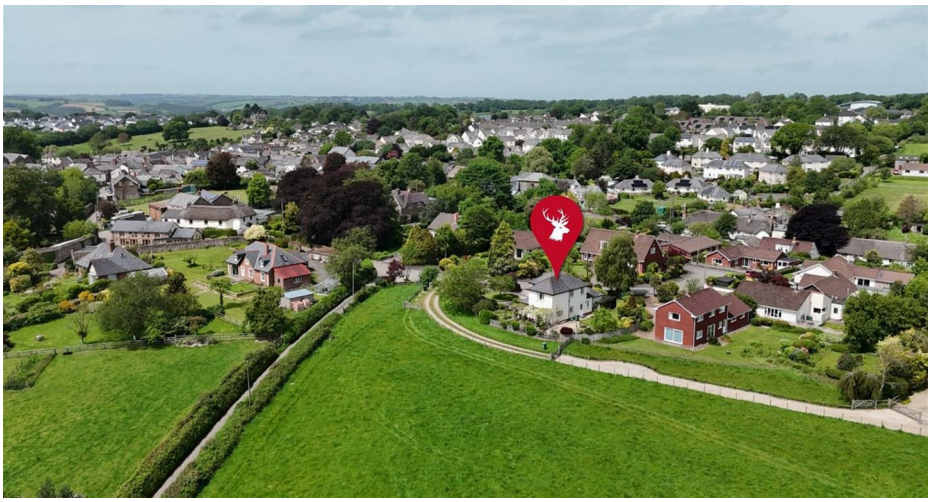


Greenways

Greenways, 8 Cricket Close, Chulmleigh, EX18 7BJ







South Molton 11 miles Crediton 16 miles Exeter 23 miles

Set in a wonderful position on the edge of Chulmleigh, a very well-presented detached house with beautifully landscaped gardens and fine views

- Superbly positioned on the edge of Chulmleigh with fine views
- Well-presented throughout
- Hall and Cloakroom
- Fitted Kitchen
- Living Room and Dining Room
- 4 Bedrooms and Bathroom
- Detached Garage/Workshop
- Beautifully landscaped gardens
- Freehold
- Council Tax Band E

Guide Price £455,000

Situation

Greenways is superbly set in a tucked away position on the southern edge of the popular small town of Chulmleigh and enjoys a wonderful outlook over open fields. The town offers a good range of amenities which include a health centre, dentist, shops and schooling to secondary level together with an 18-hole short golf course. Eggesford railway station is only two miles from the property and provides a regular service to Exeter and Barnstaple on the Tarka Line.

The surrounding countryside is typical rolling Devon landscape and the property is within easy motoring distance of Exmoor National Park to the north and Dartmoor National Park to the south, both renowned for their spectacular scenery and excellent walking and riding. The North Devon coast, with its dramatic rugged coastline, scenery and beaches is also within easy reach by car.

The regional centre of Barnstaple is approximately 17 miles to the north west and offers an excellent range of amenities whilst the thriving Cathedral and University City of Exeter is approximately 22 miles to the south. Exeter Airport is about 32 miles and provides a regular domestic service to London City Airport and beyond.

Description

Believed to have been built in the late 1940s primarily of brick cavity construction with a more recent block cavity extension, Greenways is an individual detached house set in a good-sized and level plot on the edge of Chulmleigh. The house will be found to be well-presented and maintained throughout as are the excellent and level landscaped gardens which take full advantage of the fine views leading away over rolling fields and the cricket ground.

Accommodation

A open porch and front door lead into the HALL, off which is also a CLOAKROOM with WC and wash basin. The KITCHEN is fitted with a matching range of limewashed, oak fronted units with worktops over and single drainer sink. Integrated appliances include a Miele dishwasher and oven with Bosch hob and hood above. Matching wall mounted units. Off the kitchen is a UTILITY ROOM with a stainless steel sink unit, worktop and plumbing for washing machine below. Wall-mounted boiler, space for white goods and door to outside.

The LIVING ROOM is a lovely, triple aspect room with an oak floor and wonderful views, especially through the glazed, sliding doors to the patio. There is a LPG fired 'wood burning style' stove set on a slate hearth in one corner. Through glazed double doors is a dual-aspect DINING ROOM with a brick fireplace and mantel with a tiled hearth.

On the FIRST FLOOR the landing leads to 4 BEDROOMS and a BATHROOM. BEDROOM 1 is a good-sized double room that takes full advantage of the views and has a built-in wardrobe and a vanity wash basin. BEDROOM 2 is also a double room with a built-in wardrobe and a fine outlook. BEDROOMS 3 and 4 are both single rooms with bedroom 4 having an airing cupboard and is currently used as a study. The fully-tiled BATHROOM is fitted with a modern suite comprising a corner panelled spa bath, pedestal wash basin, shower cubicle with mixer shower, radiator and WC.

Outside

From Cricket Close, double gates lead onto the driveway that provides ample parking and access to the detached GARAGE/WORKSHOP (21' x 9'8") with power and light connected and door to the side.

The large, level gardens surround the house and have been beautifully landscaped and maintained. There are lawned, paved and gravelled areas interspersed and bordered by thoughtfully planted mature lower beds and mature trees. Adjoining the southern side of the house is a pergola and paved area which takes full advantage of the wonderful views.

In all the total plot extends to a fraction under a fifth of an acre.

Services and further information

Mains electricity, water and drainage. Oil-fired central heating via radiators.

Broadband - Standard and Superfast available (Ofcom).

Mobile - EE, Three, O2, Vodafone all likely outside, O2 likely, EE Three and Vodafone limited inside (Ofcom)

Viewing

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

Directions

From the A377 at Leigh Cross (about 1 mile west of Chulmleigh) take the turning signposted to Chulmleigh. Continue up the hill and into the centre of the town. At the T junction turn right and continue along Fore Street passing the historic blue town water pump on your right. After a short distance turn left and continue on this road until reaching Cricket Close and Greenways will be found as the first property on the right.

What3words Ref: televise.sour.nuance



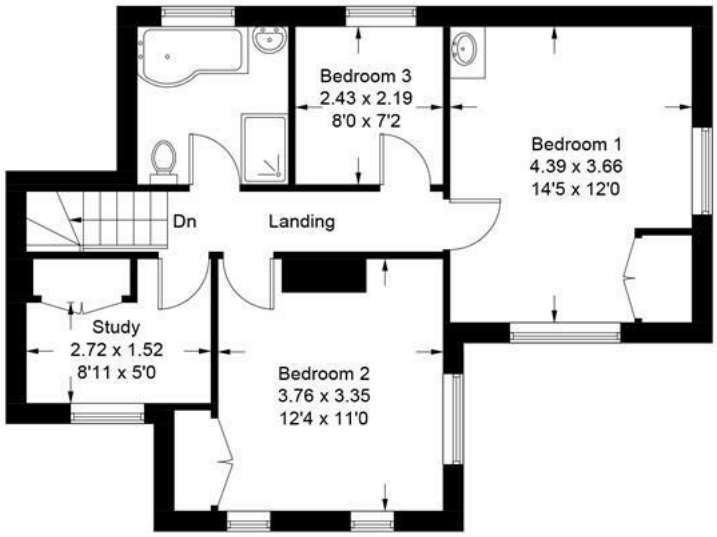




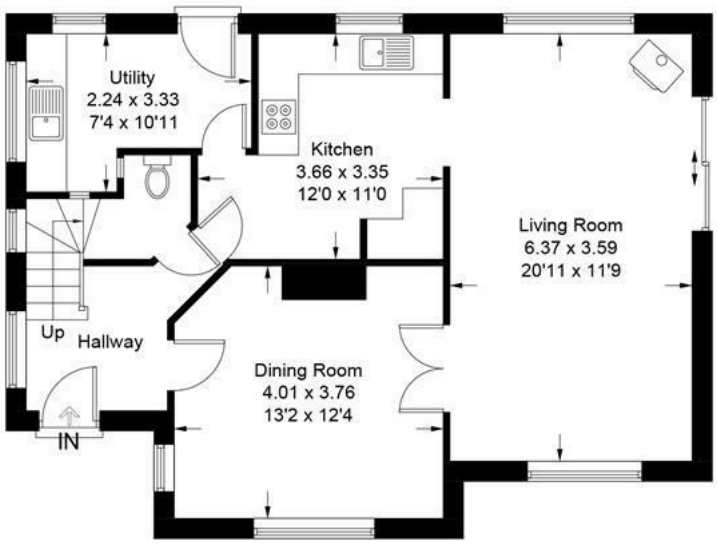




Approximate Gross Internal Area = 118.5 sq m / 1275 sq ft



First Floor

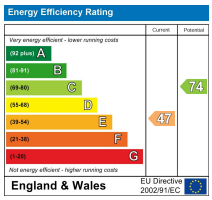


Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID 1144163)

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STAGS



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