



**1 Hollow Tree Cottage, Chulmleigh, EX18 7EY**  
**Offers In Excess Of £380,000**

A beautifully presented SEMI-DETACHED CHARACTER PROPERTY situated on the edge of Chawleigh offering exceptionally well presented FOUR BEDROOM family accommodation including a well fitted Kitchen, two reception rooms and a Bathroom with Solar PV, Air Source Heat Pump and GOOD SIZED GARDENS.

## SITUATION (CHAWLEIGH)

Chawleigh is a small Mid Devon village situated approximately one mile from the A377 Exeter/Barnstaple main road. Local facilities include a village shop, a children's nursery, a Church, a hairdressers and a local pub. A wider range of facilities can be found at Chulmleigh, approximately 1 ½ miles to the west, including a shop, post office, a delicatessen, a hairdresser, a garage, two local pubs, an Indian restaurant, a Church, a primary school, a secondary school and a community run Sports Centre. The larger market town of Crediton lies approximately eight miles to the east offering a more comprehensive range of shops and facilities including three supermarkets, solicitors, accountants, a secondary school, a Leisure Centre, and a good farmers market. The cathedral city of Exeter lies further to the east and offers all the shops and services one would expect from the county's principal city. Road Link is via the A30, which can easily be accessed at Okehampton or at Whiddon Down providing a fast route into Exeter in the east or Cornwall in the West.

There are excellent recreational and sporting facilities in the area with Leisure Centres in Crediton, and Okehampton offering well equipped fitness suites, swimming pools, football clubs, badminton, netball, tennis and judo. There are further community run sports facilities in Chulmleigh and Winkleigh, fishing in the rivers Oke, Taw and Torridge, near-by golf courses at Okehampton, Down St Mary and Crediton, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devons scenic and rugged coastline, being approximately an hours drive.

## DESCRIPTION

1 Hollow Tree Cottage is a semi-detached Victorian character cottage situated on the very edge of Chawleigh, being of traditional brick and stone construction under a slate roof with rendered and colour washed elevations and uPVC double glazed windows throughout. Internally the exceptionally well presented and well laid out accommodation is arranged over two floors and briefly comprising an Entrance Hall, a Kitchen/Dining Room, a Sitting Room, and a Study, whilst on the first floor there are four Bedrooms and a Bathroom. 1 Hollow Tree has just recently undergone a programme of improvement including the installation of a new air source heat pump and solar panels making it a very efficient family home with an impressive EPC rating of A. The property also benefits from an attractive shaker style Kitchen including a range of fitted appliances and a modern Bathroom. Outside there is a tarmac pull in allowing parking for at least two cars and access to the good sized Rear Garden which is private and secluded, whilst a short walk

from the house there is a further large area of level garden which is currently being used for growing vegetables but could be utilised in a variety of ways.

## ENTRANCE PORCH

From the front, a half glazed Front Door opens into the Entrance Porch with windows to the front and side, half glazed door into the Kitchen, and electric meters and fuse boxes.

## KITCHEN/DINING ROOM

A light and spacious room with three windows to the front and fitted with a good range of matching modern units to three sides under a laminate work surface with matching up stand, including and incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap set below one of the windows to the front. The Kitchen benefits from a range of integrated appliances including a dishwasher, washing machine, built-in eye level stainless steel double oven and grill, inset four-ring ceramic hob, stainless steel extractor fan, fridge and freezer. On one side there is an oil-fired Rayburn (disconnected but could easily be reconnected if required), whilst at one end there is space for a six seater Dining Room table with two radiators to one side and TV point. The Kitchen is finished with a range of display shelving and tile effect lino. At the side a door opens into the

## SITTING ROOM

with window to the rear overlooking the garden and original brick and stone fireplace to one side housing a multi-fuel stove with shelved recess to one side. The Sitting Room also benefits from a TV and telephone points, useful understairs storage cupboard, two radiators and a door into the

## REAR HALL

with door to the Study, Back Door leading out to the lean-to Conservatory, and stairs leading to the First Floor Landing.

## STUDY

Another good sized room with window to the rear overlooking the garden, radiator to one side, telephone point and original brick fireplace.

## STAIRS AND LANDING

From the Rear Hall, stairs lead to the First Floor Landing with doors off to all First Floor Rooms.

## BEDROOM 1

A good sized double bedroom with window to the rear overlooking the garden, radiator and large hatch to fully boarded roof space which houses the hot water system, and the operating panels for the solar panels and the air source heat pump.

## BEDROOM 2

Another large double bedroom with window to the rear overlooking the garden, radiator to one side.

### **BEDROOM 3**

A smaller double bedroom with window to the front allowing views over the neighbouring fields, radiator.

### **BEDROOM 4**

A single Bedroom with window to the front overlooking the neighbouring fields, radiator.

### **BATHROOM**

A well fitted modern Bathroom with partially tiled walls and matching white suite comprising a panel bath with stainless steel mixer tap with wall mounted shower attachment over and glazed shower screen to one side; a low level WC and a built-in vanity unit with wash hand basin and storage cupboard below. The Bathroom is finished with a painted tongue and groove ceiling, a obscure glazed window to the front, heated towel rail and an extractor fan.

### **OUTSIDE**

At the side of the house there is a tarmac pull-in allowing enough space for at least two cars which gives access to a wooden pedestrian gate opening into a small concrete courtyard at the end of the house with the air source heat pump to one side, and the half glazed Front Door into the Entrance Porch. At the side of the Courtyard, a door opens into the Rear Garden which is of a good size,, level and mainly laid to lawn but interspersed with mature plants and shrubs. The garden is bordered by mature hedging and a wooden panel fence, creating a high degree of privacy and seclusion and a super feature of the property. Immediately to the rear of the house there is a paved path and patio that gives access to the small lean-to Conservatory/Greenhouse, which in turn gives access to the Back Door into the Rear Hall. A short walk from the 1 Hollow Tree Cottage there is a further area of lawned garden, which is of a good size and currently used for growing vegetables but could be utilised in many different ways.

### **SERVICES & COUNCIL TAX**

Mains electricity and mains water

Private drainage via Septic Tank shared with the neighbour

Air Source Heat Pump Central Heating providing domestic hot water and servicing radiators

Satellite available via Sky.

Fibre Broadband speed is 100 Mbps.

Mobile Phone coverage by EE, O2 and Vodaphone (info taken from ofcom checker, please check suitability/connections with your own provider)

Council Tax Band C - £2,324.76 p.a. for 2026/27

### **VIEWING & DIRECTIONS**

Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and

access to facilities for our more rural properties, before travelling.

For sat nav purposes - please use the property address or postcode.

What3words - towel.mountain.insects

### **MONEY LAUNDERING REGULATIONS**

Under the Sanctions and Anti-Money Laundering Act 2018, we are required to conduct I.D./AML and proof of funds checks on all purchasers, once a sale has been agreed and before the property will be marked SSTC and a Memo of Sale issued. A fee of £25 + VAT per person applies for these checks to be carried out.

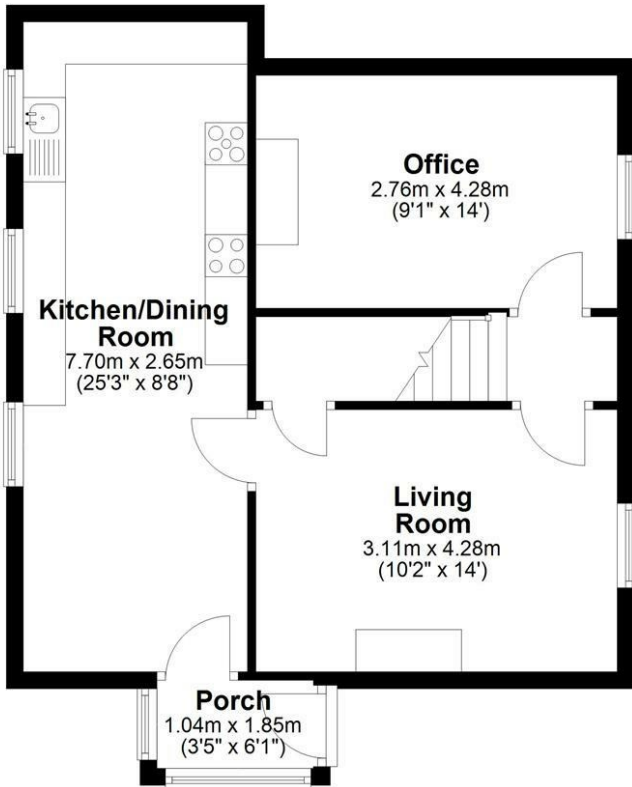
### **DISCLAIMER**

Please be aware (1) Neither the Vendor/Landlord or their Agent will be held liable for any damage or injury which may occur during a visit to the property. Any interested parties viewing the property do so entirely at their own risk. (2) Our details are produced in good faith & all property information provided as accurately as possible with the vendors' approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We encourage buyers to contact us with any queries about the property either prior to or after viewing. (3) All measurements, photos, and distances mentioned are approximate. (4) Any mention of appliances and/or services does not guarantee they are in full and efficient working order. (5) We are not legal professionals, we can usually provide a copy of the property title register and plan but we do not see property title deeds or other legal paperwork. Buyers should always seek advice from a qualified conveyancer about any legal issues and ownership responsibilities.

# Floor Plan

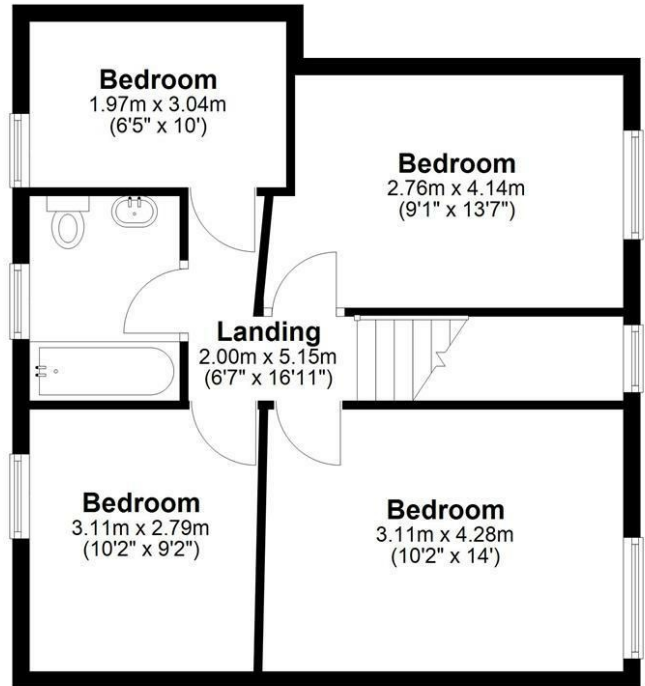
## Ground Floor

Approx. 53.5 sq. metres (575.5 sq. feet)



## First Floor

Approx. 51.6 sq. metres (555.3 sq. feet)



Total area: approx. 105.1 sq. metres (1130.8 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>93</b>	<b>100+</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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