



## **Elmsleigh House The Village, Chulmleigh, EX18 7RX**

**Price Guide £425,000**

A really super DETACHED VILLAGE HOUSE offering exceptionally well presented and spacious THREE BEDROOM and THREE RECEPTION ROOM accommodation including well fitted Kitchen and Bathroom Suites, a separate Utility Room and a Conservatory, with ample OFF-ROAD PARKING, LARGE GARAGE WORKSHOP, HOBBIES ROOM and a PRETTY GARDEN. Offered with No-On Going Chain.

## SITUATION (WEMBORTHY)

Wembworthy is a small village set in the heart of rural Devon offering local facilities including a village hall and a church whilst the nearby town of Chulmleigh offers a wider range of facilities and amenities including a good range of local shops including a general store, a florist, bakery, dairy, newsagent, hairdressers etc, along with both an excellent primary school and secondary school/community college, health centre, dental surgery, Post Office, churches, library, two public houses, a community run Sports Centre and a short 18 hole golf course. The market town of South Molton to the north and Crediton to the south both offer a more comprehensive range of facilities and the local railway station at Eggesford, 2 miles, provides a rail link between Exeter and Barnstaple. Road link is via the A377 or the North Devon Link Road, which can be easily accessed at South Molton. Barnstaple, North Devon's regional centre, and the Cathedral and University City of Exeter both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, providing a fast Intercity rail link to London Paddington, are both approximately forty-five minutes drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a range of Leisure Centres at Tiverton, Crediton and Barnstaple, near-by tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, further near-by golf courses at Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hours drive.

## DESCRIPTION

Elmsleigh House is a substantial detached Victorian house situated in the centre of the quiet village of Wembworthy being of traditional stone and cob construction under a tiled roof with a more recent single storey extension along the rear of the house encompassing the Kitchen/Breakfast Room under a fibre glass flat roof, all with rendered & colour washed elevations and uPVC double glazed windows throughout. Elmsleigh House also benefits from a uPVC double glazed Conservatory at the rear of the Kitchen under a pitched glass roof. Internally the exceptionally well presented and well laid out accommodation is arranged over two floors and briefly comprises a Storm Porch, an Entrance Hall, a Sitting Room, a Dining Room, a Kitchen/Breakfast Room, a Utility Room, a Cloakroom and a Conservatory, whilst on the first floor there are three Bedrooms and a Bathroom.

Elmsleigh House benefits from all the character and charm one would expect from a property of this style and period including lovely reclaimed pine doors throughout, fireplaces in the Sitting Room and Dining Room, and traditional picture rails throughout, whilst modern additions include oil fired central heating, LPG gas living flame stoves in the Sitting Room and Dining Room, and stylish Kitchen and Bathroom suites. Outside are charming south-facing Gardens at the rear which include a sheltered paved Patio, a delightful Pond with a raised decking terrace over, a Greenhouse and a substantial detached Garage, Workshop and Hobby Room. In all, Elmsleigh House offers superbly presented, delightful three bedroom accommodation with the benefit of a lovely Garden, a good sized Garage/Workshop, all situated in a peaceful Devonshire village location.

## STORM PORCH

From the front, a half glazed Front Door opens into the Storm Porch, being half glazed with quarry tiled floor and further door into the

## ENTRANCE HALL

A central Hall with doors at either end, one to the Sitting Room and one to the Dining Room, and a matching central door to the Utility Room and Kitchen/Conservatory beyond. At the rear, a flight of stairs leads up to the First Floor, the Hall has a picture rail, the central heating thermostat and a radiator on one side.

## SITTING ROOM

A lovely light and airy dual aspect room, with large windows at the front and rear allowing excellent natural light, the front window looking towards the Church and the rear window overlooking the adjoining Garden. On the far side of the room is a feature fireplace housing an LPG gas living flame stove with slate hearth and floating wooden mantle over. The Dining Room is finished with a picture rail, TV point and a radiator.

## DINING ROOM

A cosy room with a window at the front and half glazed stable style door at the rear opening through to the Kitchen/Breakfast Room. On one side is a feature fireplace housing an LPG gas living flame stove with slate hearth and floating heavy wooden mantle over. The Dining Room is finished with an attractive oak board floor, TV and telephone points and a radiator.

## UTILITY ROOM

An L-shaped room fitted on two sides with a range of solid pine-fronted wall cupboards and floor units with tiled splashbacks and set under a heavy slate work surface. On the other side of the room is ample space for fridges, freezers etc, whilst in one corner a door opens into to a useful Understairs Storage

Cupboard housing the electric fuse boxes. The Utility Room is finished with a ceramic tiled floor that continues through to the Kitchen/Breakfast Room, there is a telephone point and a radiator on one side. At the rear, a wide walk-through leads into the

### **KITCHEN/BREAKFAST ROOM**

A super addition to the house, creating a lovely sunny Kitchen/Breakfast Room with a feature glazed roof allowing good natural light and fitted with a bespoke cottage style Kitchen including ceramic Belfast sink with a mixer tap and set under a heavy oak worksurface and drainer, with pine drawers and cupboards below plus space & plumbing for a washing machine; a fitted slate worksurface with matching tiled splashbacks and pine panelling below providing space and plumbing for a dishwasher; a further slate worksurface with pine cupboard above and below and with feature tiled splashbacks and with space and point for a range cooker with an 'Zanussi' stainless steel extractor hood over. At one end a stained wood stable style Back Door opens into the Conservatory. There is a radiator at one end and the heavy terracotta tiled floor which continues through from the Utility. At the far end, a strip-pine tongue & groove door opens to the

### **SHOWER ROOM**

Another useful addition to the Ground Floor, being fitted with a matching white suite comprising a fully tiled shower cubicle in one corner, with glazed shower screen to one side and housing a stainless steel mixer shower; a pedestal wash hand basin again with fully tiled splashbacks, a glass shelf, mirror and light over; and a low level WC. The Shower Room also houses the 'Worcester' oil-fired boiler which provides the domestic hot water and the central heating, with the thermostat at the side. The Shower Room has a window at the rear with a tiled sill, a sloping ceiling again with ample chrome halogen eyeball spotlights, has a heated chrome towel rail, an extractor unit and is finished with the under-floor heated terracotta-style tiled floor.

### **CONSERVATORY**

Being of uPVC double glazed construction under a pitched glazed roof with radiator and fully glazed French doors leading out to the garden.

### **STAIRS AND LANDING**

Returning to the Hall, stairs with a heavy pine handrail on one side and strip-pine skirtings lead straight up to the First Floor Landing. A split-level Landing with a window at the rear with a deep stained pine sill, overlooking the garden and open farmland beyond. At one end are attractive strip-pine tongue & groove board doors open to Bedrooms 1 and 2 and at the other, up the step, matching doors open to Bedroom 3 and the Bathroom. The Landing also has its original picture rail and two radiators.

### **BEDROOM 1**

A lovely dual aspect bedroom with a window at the front looking towards the Church and a window at the rear enjoying the views over the Garden to the rolling farmland beyond. On one side of the room is a very pretty cast iron painted Victorian fireplace, picture rail and radiator.

### **BEDROOM 2**

Another good sized bedroom with a window at the front enjoying lovely views to the Church. Picture rail and radiator.

### **BEDROOM 3**

Another attractive room with a window at the front looking to the Church. In one corner a small original door opens to the Airing Cupboard which is surprisingly spacious and houses the factory-lagged hot water cylinder with electric immersion heater and is fitted with a good range of slatted shelving. Bedroom 2 also has a large hatch to the roof space which is fully insulated, half-boarded with a light connected and an extending loft ladder. Radiator.

### **BATHROOM**

An attractive bathroom with partially tiled walls and matching white suite comprising an enamel panel bath with an electric shower over and glazed shower screen to one side; a low level WC and a built-in vanity unit with useful built-in storage cupboards below. There is a wide window at the rear overlooking the neighbouring garden to the open farmland beyond, below which is a radiator.

### **OUTSIDE**

At the front and to either side of the Entrance Porch are two wide paved and gravel areas suitable for pots and tubs and each with a low retaining wall with an inset planter, creating an attractive feature. At the rear of Elmsleigh House and immediately beyond the Kitchen/Conservatory is a super paved Patio, south facing and which enjoys sun for most of the day. The Patio leads around to the side and the Back Door and a high stained wood pedestrian gate opens onto the drive. At the rear the Patio gives way to low retaining walls and a central flight of stone steps which lead up to the Garden, with mature and well-stocked flower borders on either side. The Garden is very gently sloping and laid to lawn with a wide gravel path to one side, to a most attractive ornamental Pond with a raised Deck over, which creates a super sunny sitting area. On the other side of the Garden is an aluminium framed Greenhouse about 10' x 8' (3.05m x 2.44m).

The gravel path then passes a Vegetable Garden and leads up to the Garage, Workshop and Veranda is a substantial building of timber clad block construction under a dual pitch slate and industrial galvanised iron roof. The Garage about 15'6" wide x 18'9" front to back (4.72m x 5.72m) has a rolled

door, a concrete floor and light and power are connected. The Workshop about 12'6" x 18'9" (3.81m x 5.72m) is extremely well fitted with work benches at the side and rear and a range of storage cupboards. There is a concrete floor and light and power are connected. At the rear, set into the roof, are obscure polycarbonate panels allowing good natural light. At the far end of this building, is a self contained Work Room fitted with a range of storage cupboards and shelving and a wood burner.

Agents Note: The drive at the side of Elmsleigh House belongs to the neighbouring property, but over which Elmsleigh House enjoys vehicular and pedestrian access.

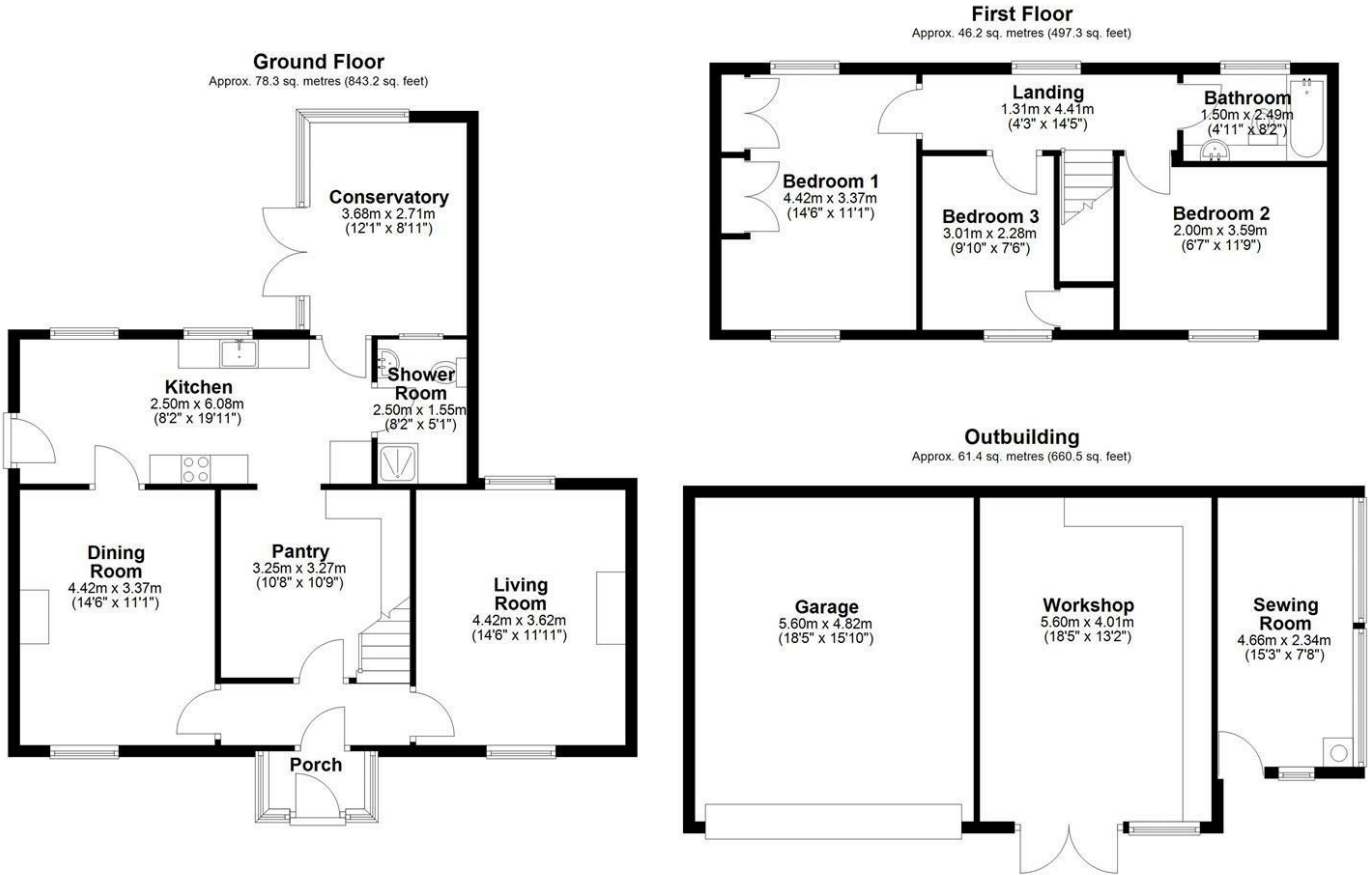
### **SERVICES**

Mains electricity, mains water and mains drainage. Oil Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 3 Mbps (provided by BT) . Mobile Phone coverage by EE, O2. and Vodaphone. Council Tax Band D ~ £2521 (2025/26) Mid Devon Council

### **VIEWING**

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail [enquiries@keenors.co.uk](mailto:enquiries@keenors.co.uk)

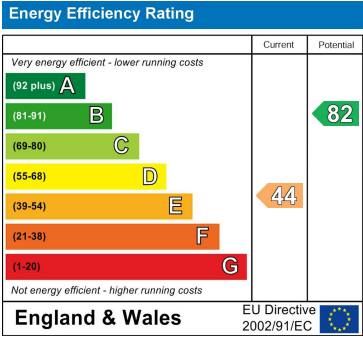
Floor Plan



Area Map



Energy Efficiency Graph



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