



Vicarys New Street, Chulmleigh, EX18 7DB

Price Guide £250,000

A most attractive Victorian TOWN HOUSE situated in a convenient location just off the centre of Chulmleigh offering well laid out THREE BEDROOM & TWO RECEPTION room family accommodation with private walled GARDENS to the side and rear. Offered with No On Going Chain.

SITUATION (CHULMLEIGH)

Chulmleigh is a small but busy town set in the heart of rural Devon. It is the centre for an active and friendly community and offers a good range of local shops including a bakery, dairy, newsagent, florists, hairdressers etc, along with the excellent Chulmleigh Academy offering schooling from the ages of 3 to 16 years of age, health centre, dental surgery, Post Office, churches, library, two public houses and 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 easily be 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, which provides 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 South Molton, 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 watersports on North Devons scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION

Vicary's is a semi-detached Victorian town house conveniently situated in the centre of Chulmleigh, near all the shops and facilities. The property is of traditional Victorian brick construction under a slate roof with rendered and colour washed elevations and uPVC double glazed windows throughout. Internally the accommodation comprises a dual aspect Sitting Room, a separate Dining Room, a farmhouse style Kitchen/Breakfast Room, a Cloakroom/Utility Room, two Double Bedrooms, a Single Bedroom and a Bathroom. Vicary's also benefits from many traditional features one would expect from this style and period including original fireplaces in the Sitting Room and Dining Room, a strip pine board floor in the second bedroom and original strip pine panel doors throughout. Modern additions include a cast iron multi-fuel stove in the Sitting Room and oil-fired central heating

throughout. Outside and to the side of Vicary's is a raised walled garden which has been designed with low maintenance in mind benefiting from mature shrub beds and a fruit cage. At the rear of the cottage is a further walled garden which is completely private and benefits from a central raised shrub bed, creating a really super Summer Seating area.

ENTRANCE

From New Street a door opens into the Entrance Hall with strip pine doors to the Sitting Room, Dining Room and the Kitchen/Breakfast Room, and easy turn stairs leading to the First Floor Landing. The Hall also benefits from the electric meters and fuse boxes, wall mounted display shelving, stained wood tongue and groove panelling along the stair wall and smoke alarm. In one corner is the Under-stairs Storage Recess providing ample coat hanging space.

DINING ROOM

A good sized room fitted with a window to the front overlooking New Street with feature stained pine window seat below. At one end is the original cast iron Victorian fireplace with painted wood surround and mantle and original built-in cupboards on either side with feature display shelving over. The room is finished with a radiator and a range of wall mounted pine book shelving.

SITTING ROOM

A light and airy dual aspect room with window to the front overlooking New Street with feature window seat below and fully glazed painted French Doors to one side overlooking and leading out to the garden. At one end is the original exposed brick fireplace recess housing a cast-iron multi-fuel stove with slate hearth a exposed brick lintel over. To one side of the fireplace is a range of fitted display shelving with TV point below. The Sitting Room is finished with some painted tongue and groove panelling, part slate flooring, a telephone point and a radiator. Returning to the Hall, two slate steps lead up to the

KITCHEN

fitted with a range of bespoke stained pine units to two sides under a stained pine butchers block work surface including and incorporating a single drainer sink unit with mixer tap set below a window to the rear over looking the Garden. On the opposite side there is a space and point for an LPG gas cooker with tiled splash backs and a space and point for a fridge freezer. At one end a fully uPVC double glazed door leads out to the garden at the side, whilst at the rear a further fully uPVC double glazed door leads out to the other area of garden at the rear of the property. In one corner is the 'Grant' oil fired boiler providing domestic hot water and servicing the radiators. The Kitchen is finished with a further window to the rear, two velux windows, seven inset

ceiling down lighters, a smoke alarm, attractive recessed display shelving and a natural slate tiled floor. At one end a pine panel door opens into the

CLOAKROOM

fitted with a matching white suite comprising a low level WC and a wall mounted wash hand basin with tiled splash backs both set below a window to the rear. On one side there is space and plumbing for a washing machine with a fitted shelf over.

MASTER BEDROOM

A good sized dual aspect double bedroom with windows to the front and side overlooking New Street and the garden respectively and a radiator. At one end is a recessed wardrobe area fitted with hanging rails, shoe shelves and a further storage shelf.

BEDROOM 2

Another good sized double bedroom with window to the front overlooking New Street with stained wood sill. In one corner is a recessed single wardrobe fitted with hanging rail. The Bedroom also benefits from a radiator and an attractive strip pine floor.

BEDROOM 3

A good sized single Bedroom with a window to the side overlooking the garden with radiator below and stained pine sill.

BATHROOM

with matching white suite comprising an enamel panel bath with fully tiled splash backs and a 'Triton Ivory' electric shower over with wall mounted shower attachment on a riser and fully glazed shower screen to one side; pedestal wash hand basin with tiled splash backs; and a low level WC. The Bathroom also benefits from a white ladder towel rail, an extractor fan, a window to the rear with stained pine sill and an attractive strip pine floor.

OUTSIDE

From New Street, double wooden doors open onto a concrete hard-standing with LPG gas bottles to one side and lean-to wooden storage shed to the other. In one corner fully glazed painted wood doors lead into the Sitting Room whilst on the opposite side concrete steps lead up to the level Garden which has been planted with an array of mature shrubs but designed with low maintenance in mind. In one corner is a Fruit Cage whilst on one side is the oil tank. The garden is walled on all sides but is south facing so enjoys sun for most of the day. Returning to the concrete hard standing a wooden doorway leads into a timber and glazed Lean-to situated at the side of the house and giving access to the fully glazed door into the Kitchen via three concrete steps. The Lean-to provides useful external dry storage for logs and coal etc. At the rear of the Vicarys and accessed via a second

external door from the Kitchen there is a further area of level garden which is mostly laid to gravel with a central raised shrub bed and two corner raised shrub beds. This area of garden is also walled on all sides creating a super private Summer seating and Dining area.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage.

Satellite available via Sky.

Broadband speed is Basic 19 Mbps and Superfast is 80 Mbps. Mobile Phone coverage by EE, Vodafone and 02 (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band C - £2,289.81.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 - ///poses.bunk.straw

MONEY LAUNDERING FEE NOTICE

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, which will be carried out 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 to cover our costs for these checks.

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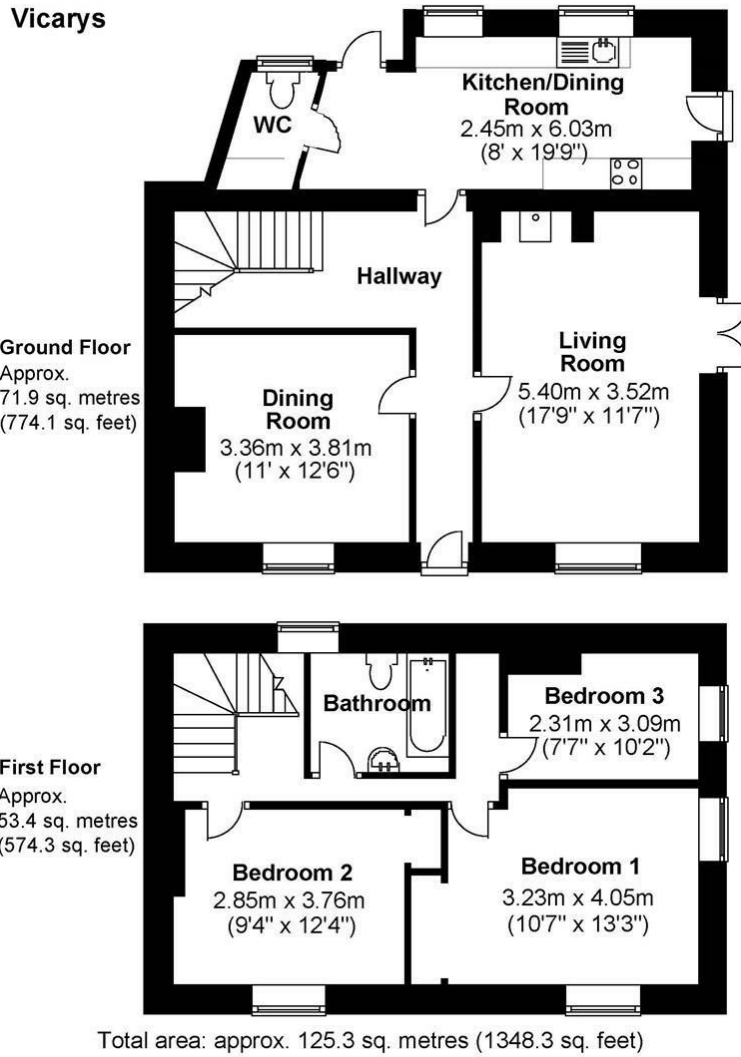
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(4) Any mention of appliances and/or services does not guarantee they are in full and efficient working order.

(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



Area Map



Energy Efficiency Graph

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

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