



## **Shaplands The Green, Chulmleigh, EX18 7BZ**

**Price Guide £350,000**

A charming GRADE II LISTED GEORGIAN TOWN HOUSE situated in a sought after edge of town location

ENJOYING VIEWS OVER THE GOLF COURSE to the countryside beyond offering THREE BEDROOM, THREE RECEPTION ROOM AND TWO BATHROOM accommodation plus a SINGLE GARAGE AND A GOOD SIZED, LEVEL GARDEN. 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

Shaplads is a most attractive small Georgian House situated a short walk from the centre of Chulmleigh, yet on the edge of the village enjoying unsurpassed views over the Golf Course to the Taw Valley in the distance. The house is of traditional stone brick and cob construction with rendered colourwash and exposed stone elevations under a dual pitch slate tiled roof, with a stone addition to the rear under a single pitch slate tiled roof which forms the Kitchen, Shower and Cloakroom, and a further rendered and colour washed addition at the side again under a single pitch slate tiled roof being the Garden Porch. Shaplads offers many fine Georgian features one would expect from a property of this style and period including an arched brick fireplace in the Sitting Room, strip-pine panel doors throughout and picture rails in many of the rooms, along with modern additions including oil-fired

central heating, a wood burner in the Sitting Room as well as well fitted Kitchen and Bathroom suites. The accommodation is beautifully presented throughout and briefly comprises an Entrance Hall, a Sitting Room, a Dining Room, a Kitchen, a Garden Room, and a downstairs Shower Room on the ground floor, whilst on the first floor there are three Bedrooms and a further Bathroom.

Outside is a small Lean-To Single Garage and space to park a car, along with a pretty railed Front Garden. Meanwhile at the side of the property is a lovely Walled Garden with level lawns and mature borders plus an ornamental Pond and raised Patio which adjoins and overlooks Chulmleigh's picturesque Golf Course. In all, Shaplads offers a charming character village house set in a convenient location for the shops and amenities, yet also enjoying seclusion, privacy and delightful rural views at the side and rear.

## ENTRANCE

From the Front Garden, the feature panelled Porch gives way to the pretty half glazed Front Door, with an outside light on one side, opening into the

## ENTRANCE HALL

An attractive Hall with traditional strip-pine stairs on one side leading up to the First Floor, door on the other side leading to the Dining Room and a further door at the rear to the Sitting Room. The Hall also has a feature picture rail, on one side is coat-hanging space with a radiator below and on the other, the overhead electric meter & fuse boxes and a telephone point.

## DINING ROOM

with a traditional sash window at the front overlooking the Front Garden, with its original strip-pine shutters, and a raised stone fireplace on one side housing a cast iron multi-fuel stove with a brick arch over, creating a lovely feature in the room. At the side of the fireplace is an original built-in Cupboard with feature glass fronted display shelves over storage cupboards below, again with attractive strip-pine doors. The Dining Room also has a picture rail and feature Georgian moulding around the window, plus a radiator on one side. At the rear fully glazed French doors open into the

## SITTING ROOM

Another attractive room with fully glazed French doors overlooking and leading into the Garden Room and allowing lovely views over the Garden beyond. At the rear is a fireplace housing a cast-iron multi-fuel stove with a slate hearth and inset heavy beam over, on one side of which is a pine tongue & groove door to the Inner Hall and on the other a matching door to the Kitchen. In one corner a further strip-pine door opens to the most useful Understairs Storage Cupboard, and the Sitting Room also has a

picture rail, TV and Telephone points and a radiator on one side.

### **INNER HALL**

with door to the Shower Room, hatch to the roof space, heated towel rail, space and plumbing for washing machine and tumble dryer, central heating and hot water control panel. On one side a half glazed door opens into the

### **SHOWER ROOM**

A modern Shower Room will fully tiled walls and matching white suite comprising a walk-in shower housing an 'Aquilisa' electric shower with glazed shower screen to one side extractor fan and light over; a built-in low level WC and combined wall mounted wash hand basin with mixer tap and range of cupboards below. The Shower Room is finished with a sash window to the rear, 'Dimplex' wall mounted heater; back lit mirror, and ceramic tiled floor.

### **KITCHEN**

A well fitted shaker style Kitchen with a range of matching units to three sides under a granite work surface and upstand, including and incorporating a one and a half bowl sink unit with mixer tap set below a window to the rear overlooking the golf course, with integrated dishwasher below. On the opposite side there is a four ring ceramic hob with pull-out extractor fan over set between a range of matching wall cupboards, whilst further to one side is a built-in eye level double oven and grill. The Kitchen is finished with a plate rack, ceramic tiled floor, further wall cupboards, hatch to roof space and under plinth heating. On one corner a walkway leads through to a further area of Kitchen with window to one side overlooking the garden and fitted with matching units and housing space and plumbing for a fridge freezer and a microwave. From here a door opens into the

### **GARDEN ROOM**

being half glazed on a brick plinth and set under a triple polycarbonate roof with plank effect floor covering, wall light and radiator. On one side fully glazed French doors open into the Sitting Room whilst on the opposite side further French doors open into the Garden.

### **STAIRS AND LANDING**

Returning to the Hall, stairs with pretty pine balustrading lead up and turn onto the First Floor Landing, with a matching balustraded stairwell and display ledge on one side. Doors lead off to the Bedrooms and the Bathroom and there is a sizeable hatch to the main Roof Space which has an extendable loft ladder and light connected.

### **BEDROOM 1**

Set at the front of the house with a pretty sash

window with a deep display sill at the front and a feature Victorian cast iron fireplace on one side with a painted surround and mantle over. The bedroom is finished with a built-in double wardrobe, radiator and picture rail.

### **BEDROOM 2**

Set at the side and rear of the house with a window on the far side, again with a deep sill and enjoying wonderful far reaching views over the Garden and Golf Course, to the Taw Valley in the distance. TV point and radiator. At the rear is a built-in double wardrobe whilst in one corner a tongue & groove door opens to the Airing Cupboard fitted with a factory lagged hot water cylinder with an electric immersion heater, and a good range of slatted shelving at the side.

### **CHILDS BEDROOM 3/STUDY**

Again set at the front of the house with a pretty sash window at the front with a deep display sill, overlooking 'The Green'. Currently used as a Study.

### **BATHROOM**

with part panelled and part tiled walls and matching white suite comprising a walk-in shower housing an 'Aquilisa' electric shower with glazed shower screen to one side extractor fan and light over; a built-in low level WC and wall mounted wash hand basin with mixer tap and range of cupboards below. The Shower Room is finished with a sash window to the rear, Heated towel rail; back lit mirror, and ceramic tiled floor.

### **OUTSIDE**

At the front and from New Street, a shared drive leads across to the property where a pretty wrought iron Gate and matching railings opens to the Front Garden and a short drive continues across to the small Single Garage about 12' x 8' (3.66m x 2.44m) internally, attached to the adjacent property and of lean-to stone construction under a single pitch slate tiled roof, with double wooden doors and a concrete floor. In the Front Garden, a cobbled path leads past the Front Door and across to a door set into a high brick wall, opening to the main area of the Garden. Between the path and the railings is a mature shrub border. The main Garden lies at the side of the house and is of a good size and mainly laid to lawn, bordered by mature well stocked shrub borders. Immediately behind the pedestrian door in the Garden is the oil tank and on one side the doors lead into the Garden Room. On the far side of the Garden is a lovely raised Patio bordered by a low stone wall, which adjoins and enjoys lovely views over the Golf Course, at the far end of which is a small Ornamental Pond and a gravel border with a circular flower bed. Immediately at the rear of the house, the path leads around a small 'Kitchen Garden', a concrete block and GI Garden Shed and at the far end a further lean-to Store of stone & cob

construction under a single pitch slate tiled roof and attached to the house, providing useful storage

### **SERVICES & COUNCIL TAX**

Mains electricity, mains water and mains drainage.

Satellite available via Sky.

Broadband speed is Basic 18 Mbps and Superfast 80 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 - £2,185.36 .p.a. for 2025/26

### **VIEWING & DIRECTIONS**

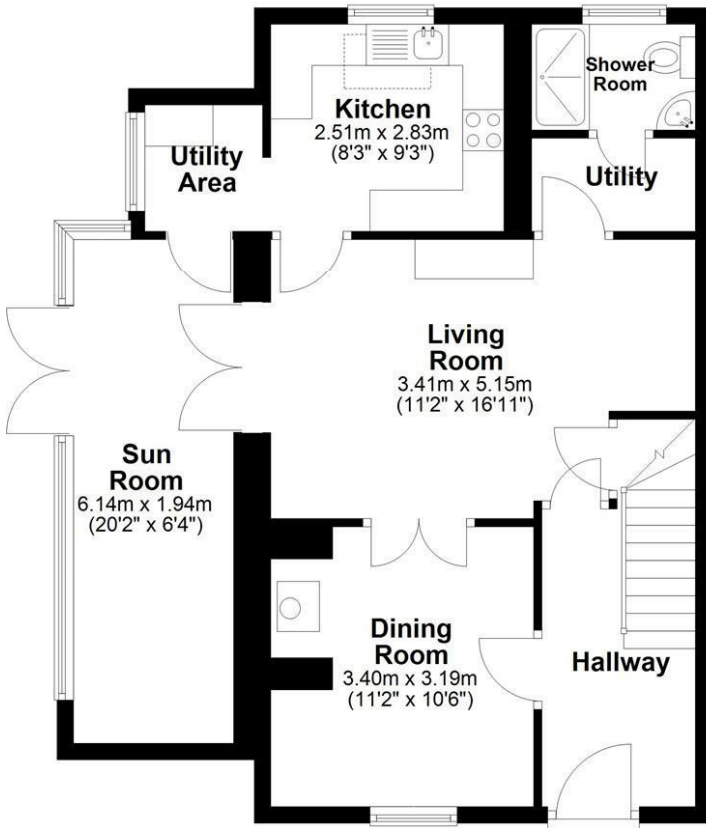
Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

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

# Floor Plan

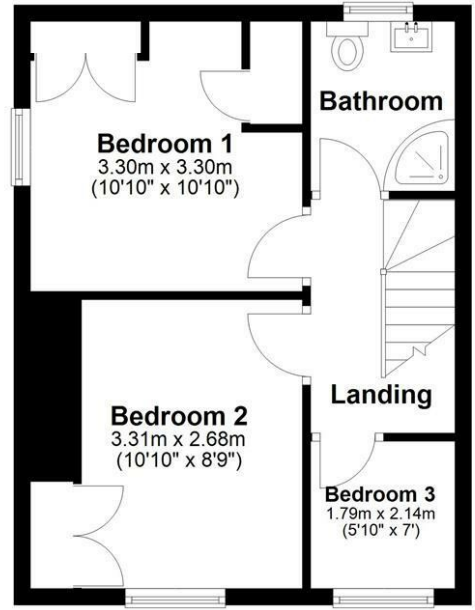
## Ground Floor

Approx. 66.2 sq. metres (712.3 sq. feet)

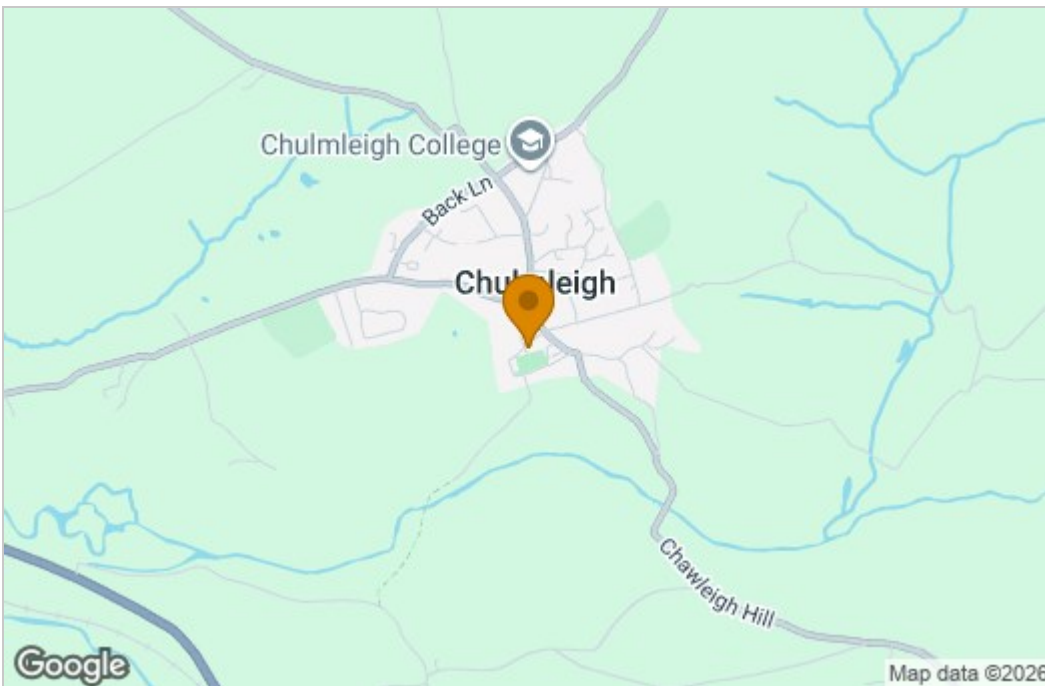


## First Floor

Approx. 35.6 sq. metres (382.7 sq. feet)



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>		<b>60</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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