



**Bolberry South Molton Street, Chulmleigh, EX18 7BW**

**Price Guide £180,000**

A newly renovated and much improved Grade II Listed MID TERRACE COTTAGE situated in the centre of Chulmleigh offering character TWO BEDROOM accommodation including a newly fitted Kitchen, Sitting Room and modern Bathroom with pretty cottage GARDEN to the rear.

## 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

Bolberry is a newly modernised and much improved Grade II Listed mid terrace character cottage situated in the centre of Chulmleigh, a short walk from the towns shops and services. The property is of traditional stone and cob construction under a slate roof with a more recent single storey addition to the rear under a pitched tiled roof, all with rendered and colour washed elevations. Internally the well laid out character accommodation benefits from a wealth of character features including exposed wall timbers and ceiling beams in many of the rooms, original character windows to the front of the property and the original staircase with most attractive wooden balustrading. The rooms are arranged over two floors and briefly comprise an Entrance Hall, a Sitting Room, a newly fitted Kitchen/Breakfast Room, a Childs Play Room/Store (minimum head height of 5'3"), two bedrooms and a

modern Shower Room. Outside and to the rear of Bolberry there is a small patio area and walled garden giving rear access out onto Leigh Road. There is no dedicated parking with the property, it is on-street parking only, no permits required.

## ENTRANCE

From South Molton Street, a character stable style Front Door with inset window light opens onto two steps leading down to the

## ENTRANCE HALL

A spacious split level character Hall with beamed ceiling, screen to one side and doorways through to the Sitting Room and Kitchen, and original turning stairs leading to the First Floor Landing with useful understairs storage cupboard below fitted with shelving. The hall also houses the electric meters and fuse boxes.

## SITTING ROOM

A most attractive character room with feature exposed stone fireplace at one end housing a newly installed wood burner with stone hearth and inset heavy beam over. On one side of the fireplace is the original sash window overlooking South Molton Street with deep display sill whilst at the rear of the room there is an internal window allowing borrowed light from the Kitchen. The Sitting Room also benefits from a heavy beamed ceiling, exposed wall timbers along one wall with the remaining walls being part pine panelled. The Sitting Room is finished with wall lights, TV & telephone points and a 'Dimplex Quantum' night storage heater,

## KITCHEN

A light and airy Kitchen with a range of newly fitted modern wall and floor units to three sides under a laminate worksurface with matching upstand and incorporating an inset single drainer sink unit with mixer tap, integrated dish washer and space and plumbing for a washing machine below. On one side is a built-in stainless steel oven with inset four ring hob and stainless steel extractor fan below. The Kitchen also benefits from a large Velux and a window to the rear with tiled sill overlooking the Garden, both allowing good natural light, as well as a wide walkway which has been incorporated into the Kitchen and houses a wall mounted electric heater. This walkway gives access to the half glazed Back Door which overlooks and opens out into the Garden. On the other side of the Kitchen there is a further door with internal window to one side opens into the

## PLAY ROOM/STORE

Currently used as a store room but with the potential to use as a child's play room with a maximum head height of 5'3". (Agents Note:- This room comprises a small amount of flying freehold).

## **STAIRS AND LANDING**

Returning to the Hall, the original turning stairs with attractive wooden balustrading and support pillars and part panelled walls lead to the First Floor Landing with doors to all principal rooms, small window to the rear, hatch to insulated roof space, wall light & night storage heater.

## **BEDROOM 1**

A double bedroom with original multi-pane window to the front with exposed beam over and lifting pine window seat creating an ingenious and useful storage area. Exposed wall timbers and night storage heater. (Agents Note:- This room comprises a small amount of flying freehold)

## **BEDROOM 2**

A spacious second bedroom with high ceiling and window to the front with window seat below and exposed beam over, night storage heater.

## **BATHROOM**

A newly fitted Shower Room with a matching white suite comprising a fully boarded shower cubicle housing a Mira Sport electric shower with glazed shower screen to one side; a built-in vanity unit with cupboard below; and a low level WC. The Bathroom also benefits from a window to the rear with tiled sill and a heated towel rail.

## **OUTSIDE**

To the rear of Bolberry there is a manageable walled garden which is level with a concrete Patio Area at one end giving access to the Back Door into the Kitchen. The Garden is a delightful feature of the property being private and secluded but making the most of the afternoon sun. At the bottom of the Garden a wrought iron pedestrian gate set into a concrete wall opens into a useful garden maintenance/storage area giving further access to Leigh Road with an independent Log Store at one end.

## **SERVICES & COUNCIL TAX**

Mains electricity, mains water and mains drainage. Satellite available via Sky.

Broadband speed is Basic 18 Mbps Superfast 72 Mbps.

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

Council Tax Band B - £1,912.20 .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.

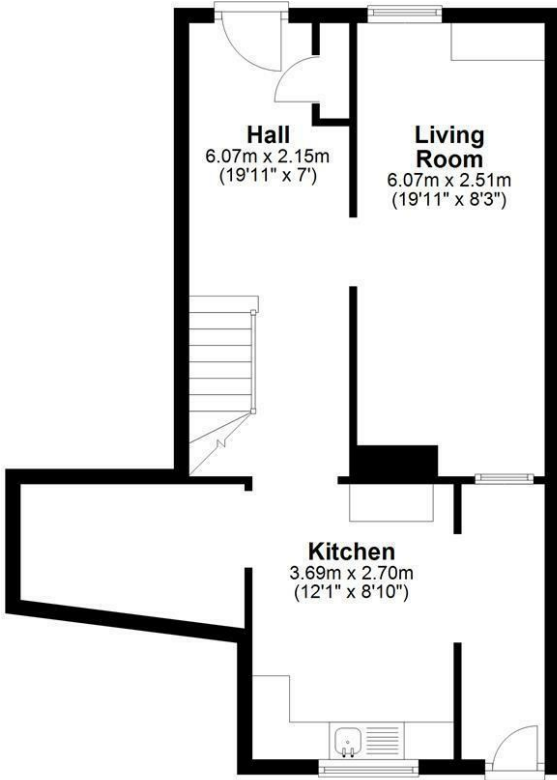
For sat nav purposes - please use the property address or postcode.

What3words - fries.scream.nerd

# Floor Plan

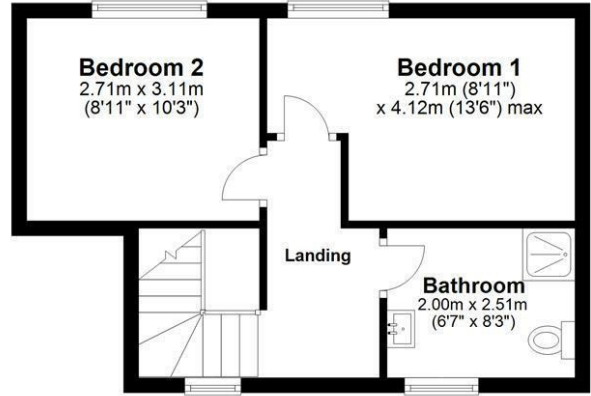
## Ground Floor

Approx. 49.2 sq. metres (529.6 sq. feet)



## First Floor

Approx. 32.1 sq. metres (346.0 sq. feet)



Total area: approx. 81.3 sq. metres (875.6 sq. feet)

Produced by Energy Performance Services for Identification purposes only.  
Plan produced using PlanUp.

**Bolberry, South Molton Street, Chumleigh**

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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