



**The Roost Chawleigh, Chulmleigh, EX18 7HT**  
**Price Guide £340,000**

A most attractive MID TERRACE BARN CONVERSION situated in a quiet semi-rural location with just five other properties allowing lovely rural valley views offering well presented THREE BEDROOM accommodation including a Sitting Room and Kitchen/Breakfast Room with OFF-ROAD PARKING for three cars, OUTDOOR OFFICE/CABIN and LARGE GARDEN.



## SITUATION

The Roost is situated in the parish of Chawleigh, 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 butcher, post office, a delicatessen, a grocers shop, a hairdresser, a garage, three 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.

## DESCRIPTION

The Roost is a mid terrace barn conversion situated in a quiet semi-rural location between Chawleigh and Lapford in a complex of just five other similar barn conversions. The property was converted in 2001/2002 and is of traditional stone and cob construction under a slate roof with rendered and colour washed elevations and painted wood windows throughout. Internally the attractively presented and well laid out accommodation is arranged over two floors and briefly comprises a Sitting Room, a Kitchen/Dining Room, and a downstairs Cloakroom, whilst on the first floor there are three Bedrooms and a Bathroom. The Roost benefits from all the character and charm one would expect from this style of property including traditional beamed ceilings and exposed 'A' frames in many of the rooms, a wood burner in the Sitting Room and thick stone and cob walls, whilst modern additions include oil-fired central heating, an attractive fitted Kitchen with integrated appliances, and a modern Bathroom with shower. Outside the property is approached over a shared drive and allows access to dedicated off-road parking for three cars and a good sized gravel and lawn garden, whilst at the rear of the house there is a larger lawned garden with established shrub borders which allows lovely rural valley views over the adjoining countryside.

## ENTRANCE

From the front garden, a gravel path and paved steps lead down to the stable style Front Door opening into the

## SITTING ROOM

A dual aspect Sitting Room with window to the front and fully glazed French Doors to the rear overlooking and leading out to the garden. On one side there is a wood burner set on a tiled hearth whilst on the opposite side doors lead into the Kitchen/Dining Room and the Cloakroom, and stairs lead to the First Floor Landing. The Sitting Room is finished with a heavy beamed ceiling, two radiators, wall lights, TV point, a cupboard housing the electric meters and fuse boxes, and a ceramic tiled floor.

## CLOAKROOM

An internal room fitted with a matching white suite comprising a low level WC and a wall mounted wash hand basin with chrome mixer tap and storage cupboard below. The room is finished with an extractor fan, exposed ceiling beam, tiled floor and inset ceiling lighting.

## KITCHEN/DINING ROOM

A good sized dual aspect room with windows to the front and rear overlooking the garden and a range of matching shaker style units to two sides under a roll top worksurface with matching upstand including and incorporating a single drainer stainless steel sink unit with mixer tap set below the window to the front with space and plumbing for washing machine below. On one side there is a built-in stainless steel oven with inset five ring LPG gas hob with extractor hood over set between a range of matching wall cupboards. The Kitchen also benefits from a range of integrated appliances including a dishwasher, a fridge, a freezer, a microwave oven and a broom cupboard. At one end there is a dining area allowing enough space for a four seater dining room table which overlooks the window to the rear. The Kitchen is finished with inset ceiling down lighting, a heavy beamed ceiling and a ceramic tiled floor.

## STAIRS AND LANDING

Returning to the Sitting Room, easy turn stairs with hand rail to one side lead to the First Floor Landing with doors off to all first floor rooms, hatch to roof space, wall lights, beamed ceiling, radiator and smoke alarm.

## BEDROOM 1

A good sized dual aspect double bedroom with velux windows to the front and rear overlooking the garden and rural valley views beyond. The room is finished with a feature vaulted ceiling, a radiator and an attractive oak board floor.

## BEDROOM 2

A smaller double bedroom with velux window to the front, feature vaulted ceiling, radiator and inset ceiling down lighting.

## BEDROOM 3

A single bedroom with velux window to the rear

allowing lovely rural views, radiator, inset ceiling down lighters, and feature vaulted ceiling.

## **BATHROOM**

with partially tiled walls and matching white suite comprising a panel bath with chrome mixer tap and hand held shower attachment; a wall mounted wash hand basin with useful drawers storage below; a low level WC; and a fully tiled shower cubicle housing a stainless steel mixer shower with glazed shower screen to one side. The Bathroom is finished with a beamed ceiling, extractor fan, a velux window, a tiled floor, inset ceiling down lighting and a ladder towel rail.

## **OUTSIDE**

From the shared gravel driveway, access can be gained to three dedicated off-road parking spaces for three cars. From the parking spaces, a central gravel path with lawned areas on either side lead down paved steps to a further gravelled area in front of the Front Door, creating a lovely Summer seating area and an ideal site for flower pots and planters. On one side a wooden garden shed houses the oil tank, whilst on the opposite side is the external oil fired boiler providing domestic hot water and servicing radiators. Immediately to the rear of the house there is a good sized paved patio area giving access into the Sitting Room via the French Doors whilst beyond the patio there is larger lawned garden which is bordered by established shrub borders and over looking the neighbouring farmland. At the end of the garden an attractive pergola gives access to a further paved patio area which creates a lovely summer seating allowing lovely rural valley views with a useful Garden Shed to one side. The current owners have also erected (2024) a very modern insulated Cabin/Home Office which is of timber construction under a pitched felt roof with windows to the front and side and fully glazed French Doors overlooking and leading out to the garden, creating useful overflow accommodation and or Home/Office.

## **SERVICES & COUNCIL TAX**

Mains electricity, mains water and shared private drainage.

Satellite available via Sky.

Broadband speed is Basic 18 Mbps. Mobile Phone coverage by EE, 02 and Vodaphone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band B - £1,941.17.p.a. for 2025/26

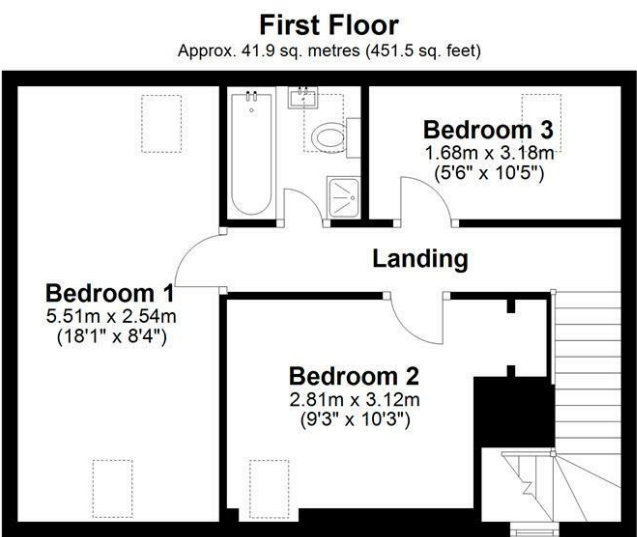
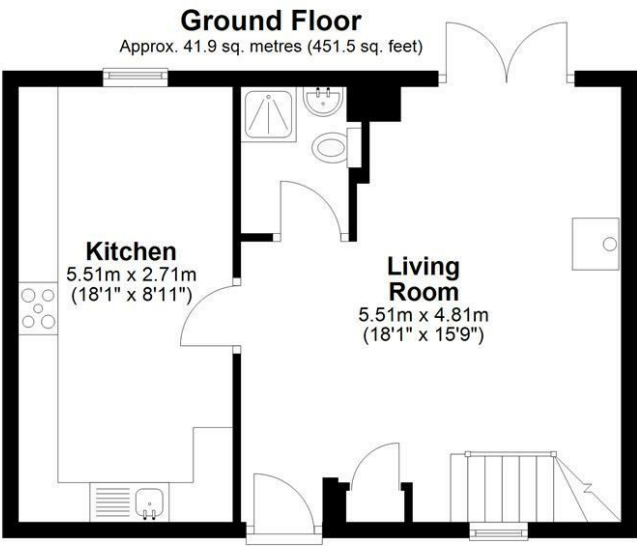
## **VIEWING & DIRECTIONS**

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 - wrist.improvise.self

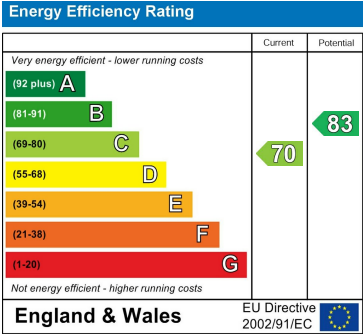
Floor Plan



Area Map



Energy Efficiency Graph



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