



Old Chapel House, 1B New Street, Chulmleigh, EX18 7DB
Guide Price £185,000

A Grade II Listed MID TERRACE STUDIO CONVERSION (originally a Wesleyan Chapel) conveniently located in the centre of Chulmleigh and offering modern, reverse level TWO DOUBLE BEDROOM accommodation with the benefit of a fantastic open plan Kitchen/Sitting/Dining Room. Offered with No On-Going Chain.

SITUATION

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 butcher, bakery, dairy, newsagent, hairdressers, florists 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

1B New Street is a Grade II Listed property of stone, cob and block construction under a tiled roof with rendered and colour washed elevations situated in the centre of the town. Originally a Wesleyan Chapel, the property was converted and improved to create a contemporary open-plan studio and is now a reverse-level, two double bedroom property with a vast open-plan first floor comprising a sitting room area and kitchen/dining area. The original floor-to-ceiling Arched Windows on the First Floor, together with two large roof skylights, create a feeling of light and space throughout the property. On the Ground Floor are two good sized Double Bedrooms and a well appointed Bathroom along with a spacious Entrance Hall with two useful Cloaks and Storage Cupboards. In all, 1b New Street offers the opportunity of modern contemporary living in a character property just off

Chulmleigh's town centre. (Agent's note: all furnishings can be included at extra negotiable cost).

ENTRANCE

From New Street, the original Front Door with panel glazed window on one side, opens into the

ENTRANCE HALL

A light and spacious Hall being fully tiled with painted wood panel doors off to Bedrooms 1 & 2 and the Bathroom, and open-plan stairs on one side leading up to the First Floor. Obscure glazed internal windows to the bedrooms; double painted wood panel doors to the first Hall Cupboard with coat hanging space and housing the electric meters and fuse boxes; second Hall Cupboard housing the two immersion switches. Shower isolator switch, smoke alarm, 2 wall lights.

BEDROOM 1 14'0" x 9'0" (4.27 x 2.74)

A good sized double Bedroom with an obscure glazed window to the rear with inset original beam over and deep window sill. On one side, painted wood tongue & groove doors open to a built-in Double Wardrobe with hanging rail. Next to this, a further matching door opens to the Airing Cupboard housing a factory lagged hot water cylinder with electric immersion heater on Economy 7 with booster switch (switches in second Hall Cupboard), and a range of deep slatted shelving over. Night storage heater, 3 wall lights, TV aerial point.

BEDROOM 2 12'6" x 11'0" (3.81 x 3.35)

Another good sized double Bedroom with an obscure glazed window to the side. On the opposite side, painted wood tongue & groove doors open to a built-in Double Wardrobe with hanging rail. Night storage heater, 3 wall lights.

BATHROOM

A super Bathroom, set partly below the open plan stairs where an obscure glazed internal window in the Bathroom ceiling and beneath the stairs allows good natural light into the Bathroom. The Bathroom is beautifully presented with a tiled floor, fully tiled splash backs and fitted with a matching white suite comprising a panel bath, with chrome mixer tap and shower; pedestal wash hand basin with mirror and shaver light over, and close coupled WC. Extractor fan.

STAIRS

Returning to the Hall, the Open-Plan Staircase with painted wooden balustrades and handrail on either side and, on one side, an original floor-to-ceiling Arched Window overlooking New Street and allowing ample natural light into the property, lead straight up to the open-plan First Floor comprising

SITTING AREA 19'6" x 14'0" (5.94 x 4.27)

A lovely light and airy space with high vaulted ceiling and the original A-frames and two skylights set into the ceiling. Night storage heater, 3 wall lights, 2 double spotlights and TV aerial point

KITCHEN/DINING AREA 12'9" x 5'0" (3.89 x 1.52)

being dual aspect and again, light and airy with an original floor-to-ceiling Arched Window overlooking New Street, a further window to the rear with deep sill, wood flooring, high vaulted ceiling and the original A-frames, and being partly partitioned from the Sitting Room Area. The Kitchen Area is fitted on two sides with a modern range of matching light grey floor and wall units with fully tiled splashbacks and a roll-top worksurface inset into which is a one-and-a-half bowl sink unit with mixer tap, set below the window to the rear. On one side is a built-in 'Diplomat' double electric oven/grill and an inset 'Baumatic' electric 4-ring hob with extractor hood and light over. Space and plumbing for washing machine, space and point for fridge/freezer. 2 double spotlight tracks, ceiling light, night storage heater, smoke alarm and extractor fan. The Dining Area is set at the front of the property with ample space for a dining table and chairs.

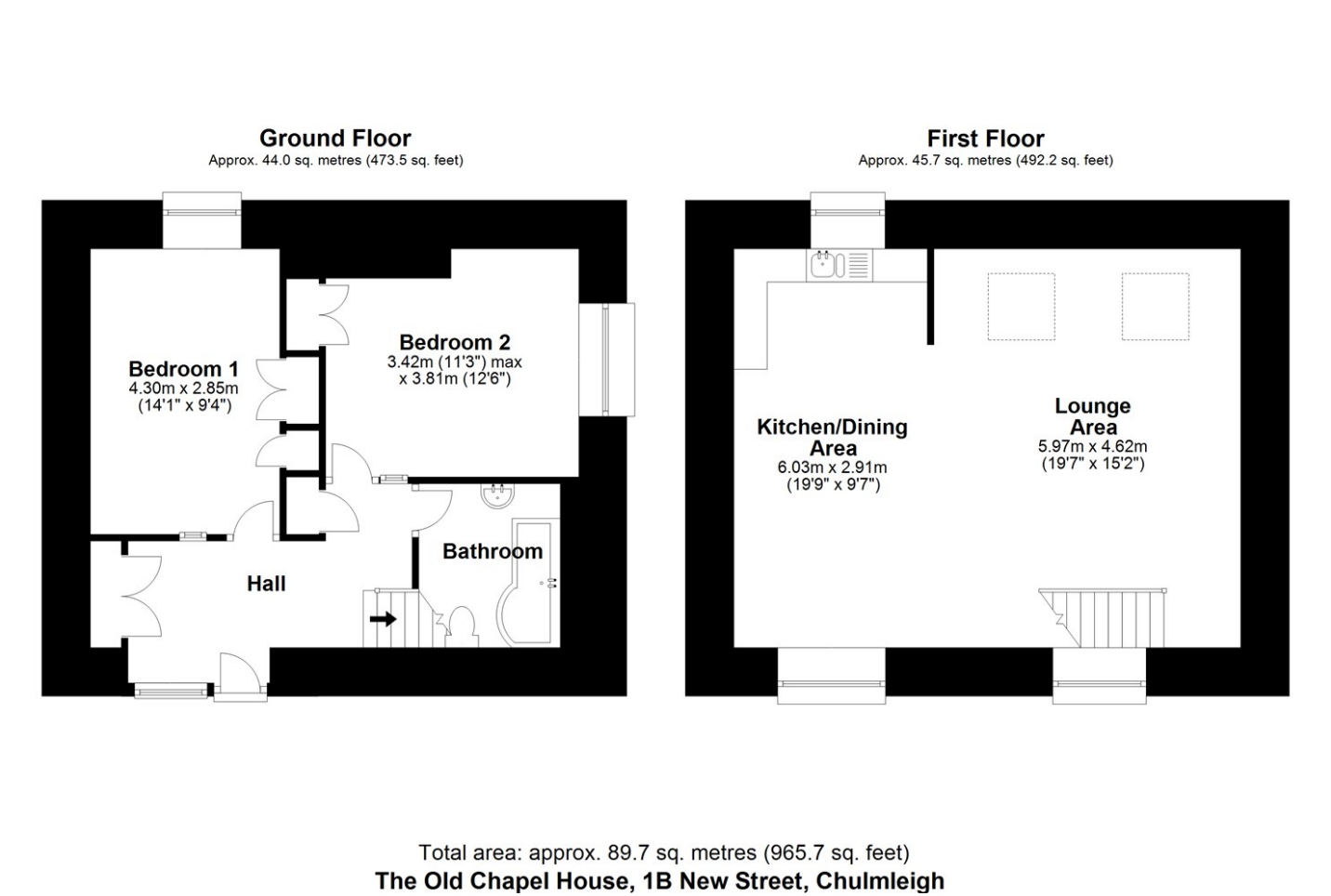
SERVICES

Mains electricity (Economy 7), water and drainage. Telephone connected subject to BT regulations. Superfast Broadband available - highest download speed of 80 Mbps and upload speed of 20 Mbps. Limited voice and data coverage with all mobile providers (all information taken from Ofcom checker).

VIEWINGS

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

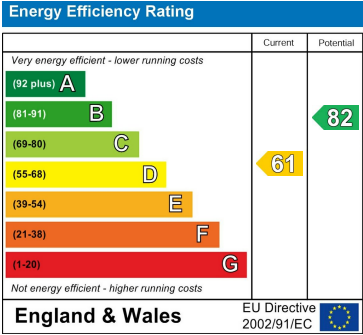
Floor Plan



Area Map



Energy Efficiency Graph



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