



Snowdrop Cottage East Street, Chulmleigh, EX18 7DD

Price Guide £370,000

A most attractive PERIOD MID TERRACE TOWN HOUSE situated near the centre of Chulmleigh offering spacious two reception rooms, three bedrooms and two bathrooms accommodation arranged over three floors including many original period features, with pretty COTTAGE GARDENS to the 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, 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 away, 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

Snowdrop Cottage is a very well presented mid terrace cottage situated within the Conservation area near the centre of Chulmleigh, being of traditional stone and cob construction under a tiled roof with a more recent single storey lean-to additions to the rear encompassing the Kitchen, Cloakroom and the rear of the Sitting Room, also under a tiled roof, all with rendered and colour washed elevations. Internally the well laid out and deceptively spacious accommodation is arranged over three floors and briefly comprises an Entrance Hall, a Dining Room, a Sitting Room, a Kitchen and a Cloakroom on the ground floor, whilst on the first floor there are two double Bedrooms and a Shower Room, on the second floor there is a further double bedroom and a Shower Room. The house benefits from all the character and charm one would expect from a property of this style and period including the

original fireplaces in the Sitting Room and Dining Room both housing cast iron multi-fuel stoves, traditional exposed beams in the Entrance Hall and Dining Room, and attractive painted panelling also in the Hall and Dining Room. Modern additions include oil fired central heating, uPVC double glazing on the front elevation and attractive Kitchen and Bathroom suites. The current owner has also recently had all the rendering replaced and redecorated on the front of Snowdrop Cottage. At the rear of the property and accessed from the Sitting Room, there is a pretty walled cottage garden which benefits from a paved patio, wildlife pond and a manageable area of lawn giving access to a large Garden Shed/Workshop. On one side of the Patio Area there is also a useful external Utility Room housing the oil fired boiler and space and points for a freezer and tumble dryer.

ENTRANCE

From East Street, a heavy wooden Front Door with two inset glass lights opens into the Entrance Hall with doors to the Dining Room, Kitchen, Cloakroom and Sitting Room. The Entrance Hall also benefits from feature stone and exposed beam walls, wainscoting on either side, radiator, smoke alarm, electric meters and fuse boxes and two wall lights.

CLOAKROOM

fitted with a built-in low level WC set below an obscure glazed window to the rear, wall mounted wash hand basin with tiled splash backs, and radiator.

DINING ROOM

allowing enough space for a 6/8 seater dining room table with uPVC double glazed sash window to the front overlooking East Street with window seat below. The Dining Room also benefits from the original fireplace to one side housing a cast iron multi-fuel stove with slate hearth and inset heavy beam over, attractive wainscoting to the side and rear walls, built-in strip pine display cabinet and shelving, traditional beamed ceiling, radiator and under stairs storage cupboard. At the rear of the room a wide walkway leads through to an

INNER HALL

with stairs leading to the First Floor Landing, archway to the Kitchen and built-in display cabinet and shelving.

KITCHEN

A well fitted Kitchen set under a vaulted ceiling with exposed 'A' frames, roof timbers and two Velux windows allowing good natural light, all fitted with a range of cream shaker style units to two sides under a laminate worksurface with tiled splash backs including and incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap set below a window to the rear

overlooking the garden. On one side is space and point for a freestanding electric cooker with extractor fan over set between and range of matching wall units. The Kitchen also benefits from space and plumbing for a washing machine and dish washer, space and point for a fridge/freezer and radiator.

SITTING ROOM

A good sized dual aspect room with uPVC double glazed window to the front with radiator below overlooking East Street, and fully uPVC double glazed French Doors to the rear with matching glazed panels on either side, overlooking and leading out to the Rear Garden. On one side is the original exposed stone fireplace housing a cast-iron multi-fuel stove with slate hearth and inset heavy wooden beam over. At the garden end of the room there is a vaulted ceiling with exposed roof timbers and two velux windows allowing good natural light. The Sitting Room also benefits from a TV point, five double wall lights and two further radiators.

STAIRS AND LANDING

Returning to the Inner Hall, stairs lead to the First Floor Landing with doors off to all first floor rooms, stairs leading to the second floor and uPVC double glazed window to the front overlooking East Street and further window to the rear overlooking the garden. The Landing is of a good size providing space for a study desk and useful book shelving, whilst character features include a exposed wall timbers.

BEDROOM 1

A double bedroom with window to the front overlooking East Street with radiator below. In one corner a door opens into the Airing Cupboard housing a range of slatted shelving and a radiator.

BEDROOM 2

A smaller double bedroom with window to the front overlooking East Street with radiator below.

BATHROOM 1

with partially tiled walls and matching white suite comprising a walk-in shower cubicle housing a 'Triton Jade' electric shower with glazed shower screen to one side; a pedestal wash hand basin set below and obscure glazed window to the rear and a low level WC. The Bathroom also benefits from a radiator, inset ceiling down lighters, extractor fan, shaver point and heated towel rail. Returning to the Landing, stairs lead straight to the

SECOND FLOOR LANDING

with doors to Bedroom 3 and Bathroom 2

BEDROOM 3

A good sized double bedroom set into the roof space with part sloping ceilings, obscure glazed

Velux window to the rear allowing good natural light, useful walk-in wardrobe at one end, further under eaves storage and radiator.

BATHROOM 2

Also set into the roof space with part sloping ceilings and obscure glazed Velux window allowing good natural light. At one end there is a single tiled shower cubicle housing a 'Triton Jade' electric shower with glazed shower screen to one side; a low level WC; and a pedestal wash hand basin with tiled splash backs. The Bathroom is finished with a radiator and under eaves storage.

OUTSIDE

From the Sitting Room, fully glazed French Doors overlook and lead out to the pretty walled cottage garden which lies beyond the house and is mainly laid to lawn with mature flower beds on either side as well as a pretty wildlife pond. At the end of the garden there is a good sized Workshop/Garden Shed providing useful storage whilst immediately to the rear of the cottage there is a good sized paved patio area creating a lovely Summer seating area and an ideal site for flower pots and planters, On one side of the patio is the boiler room providing domestic hot water and servicing radiators, with space and plumbing for a freezer and a tumble dryer to one side, and shelved storage.

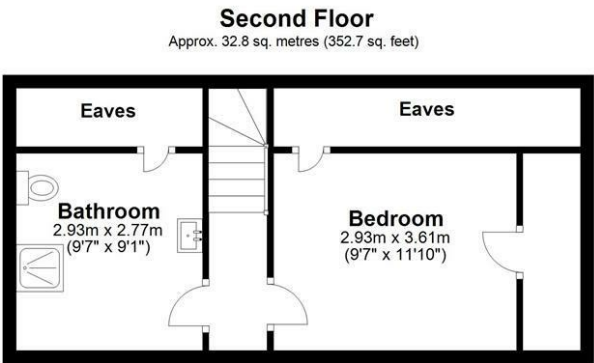
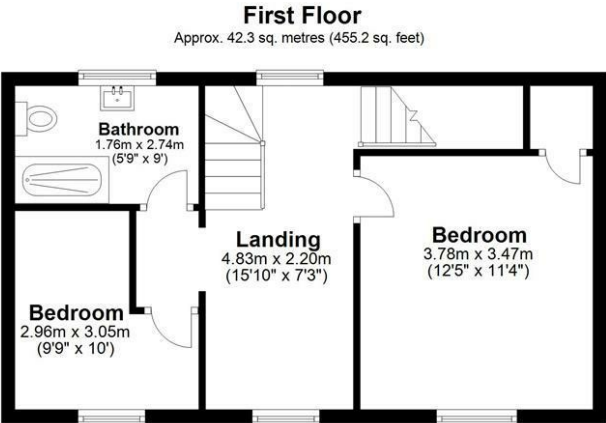
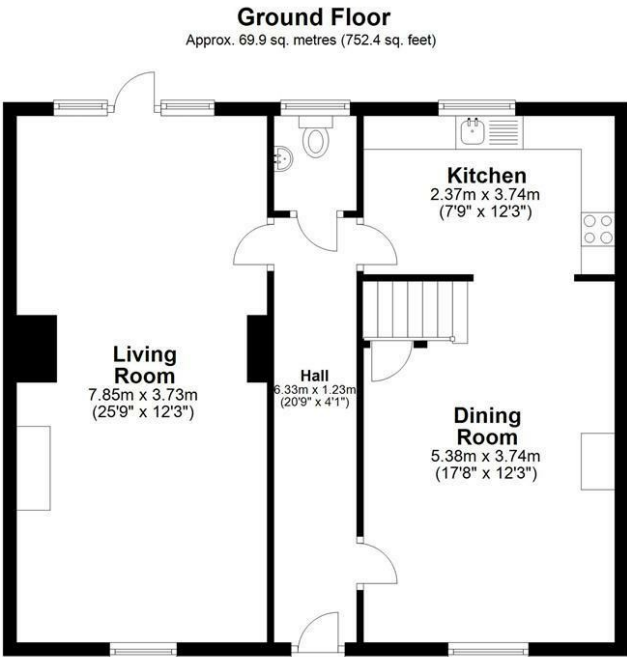
SERVICES (RENTAL)

Mains electricity, mains water and mains drainage. Oil Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 18 Mbps Superfast Broadband (provided by BT) is 80 Mbps. Mobile Phone coverage by EE, 02 and Vodaphone.

VIEWING

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

Floor Plan



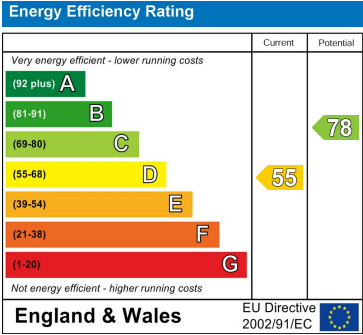
Total area: approx. 145.0 sq. metres (1560.3 sq. feet)
Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

Snowdrop Cottage, East Street, Chumleigh

Area Map



Energy Efficiency Graph



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