



Steers Cottage Brushford, Chulmleigh, EX18 7SJ

Price Guide £495,000

A DETACHED GRADE II LISTED cob and thatch cottage situated in an outstanding semi-rural location allowing lovely rural views to Dartmoor offering spacious and well presented TWO/THREE BEDROOM accommodation including a Sitting Room and Kitchen/Dining Room with OFF-ROAD PARKING, DETACHED DOUBLE GARAGE AND WORKSHOP and LARGE GARDEN.

SITUATION (BRUSHFORD, WEMBORTHY)

Steers Cottage is situated in a rural location in the parish of Wembworthy, a small village set in the heart of rural Devon offering local facilities including a village hall and a church whilst the nearby rural village of Winkleigh offers an excellent range of facilities and amenities including local shops, a butcher, Post Office, doctors surgery, veterinary practice, Church, two public houses, a mobile bank and library, and a primary school. The village and community also offers a wide range of social clubs and activities including a new Leisure Centre on the outskirts of the village, offering tennis, lawn green & short mat bowls, snooker and table tennis. 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 be easily 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, providing 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 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 water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hours drive. Steers Cottage is located in a superb rural location but is situated on a weekly bus route to Exeter which can be caught from the end of the drive!

DESCRIPTION

Steers Cottage is a really super Grade II Listed detached cottage situated in an outstanding rural location in the heart of Mid Devon allowing superb far reaching southerly views to Dartmoor. The Cottage dates back to the late eighteenth century and is of traditional stone and cob construction under a thatched roof with a more recent single storey extension at one end of block construction under a slate roof encompassing the Rear Hall/Utility Room, the Cloakroom and the Study/Bedroom 3, all with rendered and colour washed elevations. Internally Steers Cottage benefits from all the character and charm one would

expect from a property of this style and period, including traditional multi-pane windows to the front, beamed ceilings throughout and the original exposed stone fireplace in the Sitting Room housing a multi-fuel stove, whilst modern additions include LPG gas central heating, secondary double glazing and attractive Kitchen and Bathroom suites. Internally the beautifully presented character accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Sitting Room, a Kitchen/Dining Room, a Rear Hall/Utility Room, a Study/Bedroom 3, a Cloakroom, two large double Bedrooms and a Bathroom. Outside Steers Cottage is approached over a part shared drive which provides ample parking and turning space for at least four cars and access into a Detached Double Garage and Workshop being of rendered block construction under a slate roof with concrete floor and light and power connected. At the front of the cottage there are good sized gardens which are mainly to lawn, adjoin open farmland at the front and allow lovely far reaching southerly views to Dartmoor in the distance creating a most attractive addition.

ENTRANCE

From the front garden, a wooden stable style Front Door with inset glass light opens into the

ENTRANCE HALL

with doors to the Kitchen and Sitting Room, attractive slate tiled floor, central heating and hot water control panel, telephone point, and cupboard housing the electric meters and fuse boxes.

KITCHEN/DINING ROOM

A good sized farmhouse style Kitchen allowing ample room for a six seater dining room table and fitted with a range of cream shaker style units to two sides under a laminate work surface with tiled splash backs including and incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap and space and plumbing for a dishwasher to one side. At one end is a built-in eye-level 'Neff' stainless steel double oven and grill, whilst on the opposite side there is an inset four ring gas hob with extractor fan over and glass fronted display cabinet to one side. The Kitchen also benefits from matching wall cupboards, a shelving unit, beamed ceiling, inset ceiling down lighting, space and point for a fridge/freezer and a useful Walk-in Larder Cupboard fitted with shelving. The Kitchen is dual aspect with a window to the front with radiator below allowing lovely views over the garden and open countryside beyond as well as a window to the rear overlooking the drive. In one corner a wooden stable style door opens into the

REAR HALL/UTILITY ROOM

with slate tiled floor, side door with inset glass light leading out to the front garden, back door with inset

glass light leading out to the Rear Garden and drive, and window to the front overlooking the garden. On one side there is a 'Belfast' sink with wall mounted taps, space and plumbing for a washing machine and tumble dryer to one side, range of shelving, space and point for freezer and Cloaks Cupboard. At one end doors open to the Study/Bedroom 3 and the

CLOAKROOM

fitted with high level WC, slate tiled floor, window to one side and 'Vaillant' LPG gas boiler providing domestic hot water and servicing radiators.

STUDY/BEDROOM 3

Currently used as a Study but has been used as a bedroom in the past with window to the side overlooking the parking area, built-in wash hand basin in one corner with tiled splash backs.

SITTING ROOM

A good sized character room with window to the front with radiator below overlooking the Garden and allowing lovely far reaching rural views to Dartmoor, whilst on one side is the original fireplace housing a 'Woodwarm' cast iron multi-fuel stove with brick hearth, original bread oven to one side and strip pine mantle over, TV point. In one corner of the Sitting Room, a door opens onto easy turn stairs leading to the split level

FIRST FLOOR LANDING

with doors to all first floor rooms.

BEDROOM 1

A very large double bedroom with window to the front overlooking the garden and allowing fabulous far reaching rural views with radiator below. In one corner is the Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater and range of shelving, whilst on the opposite side is a built-in wardrobe fitted with hanging rail. TV point.

BATHROOM

A well fitted Shower Room with partially tiled walls and matching white suite comprising a fully tiled shower cubicle housing a stainless steel mixer shower with glazed shower screen to one side; a low level WC; and a built-in vanity unit with stainless steel mixer tap with mirror over and cupboards above and below. There is also a window to the front with radiator below.

BEDROOM 2

A very large double bedroom with window to the front overlooking the garden and allowing fabulous far reaching rural views, radiator and TV point. On one side is a pedestal wash hand basin with tiled splash backs, whilst in one corner is a built-in wardrobe fitted with hanging rail.

OUTSIDE

From the quiet country lane a shared drive leads to the sole use brick paved drive and parking area for Steers Cottage allowing enough space for at least four cars and access to the Detached Double Garage and Workshop being of rendered block construction under a pitched tiled roof with concrete floor, wooden up and over doors and power and light connected. At the rear of the Garage a wide doorway leads through to the Workshop area also with window to the rear, work bench, concrete floor, power and light connected, and a wooden pedestrian door leading out to the side of the garage and a brick paved path which continues around to the rear of the building to a Greenhouse with raised beds to one side and a small Orchard. Beyond the orchard an unmade up path leads past a galvanised storage shed and under some trees to the large front garden which is mainly laid to lawn with a feature wildlife pond and an array of plants and shrubs creating a pretty cottage garden. At the front the garden adjoins a paddock and allows far reaching views to Dartmoor in the distance, creating a really attractive feature of the property. At the front of the cottage a path gives access to the front door into the Entrance Hall and the side door into the Rear Hall/Utility Room, the path continues around the side of the cottage and around to the back door into the Rear Hall/Utility Room with a raised area of lawn and a wooden garden shed to one side. The LPG gas tank is located at side of the drive.

SERVICES

Mains electricity, mains water and private septic drainage. LPG gas fired boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 2 Mbps. Mobile Phone coverage by 02, Vodaphone and EE. Council Tax Band C - Mid Devon Council 2024/2025 - £2,114.76

VIEWING

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

MONEY LAUNDERING REGULATIONS

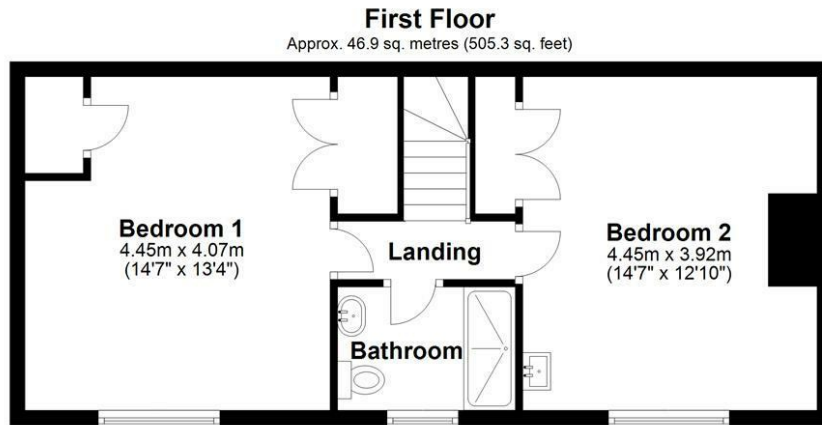
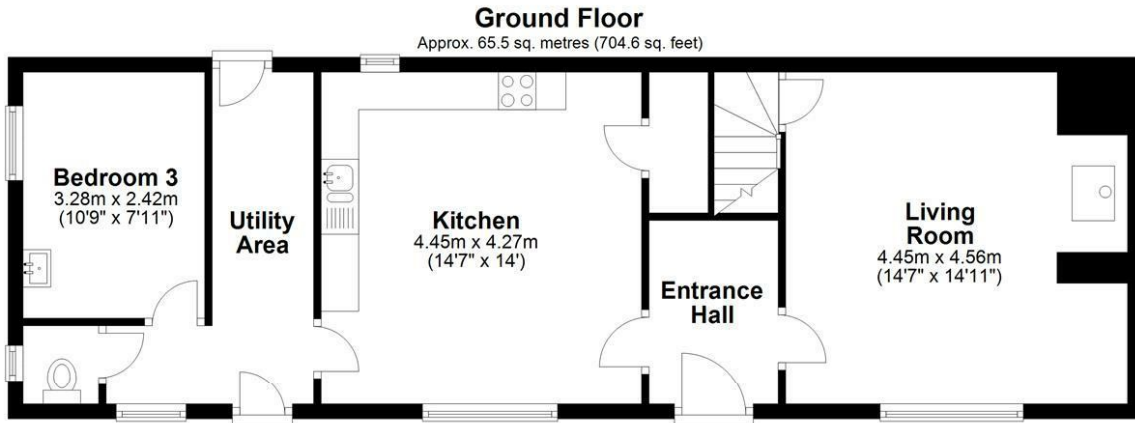
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Floor Plan



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

Steers Cottage

Area Map



Energy Efficiency Graph

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

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