



## **7 Moortown, Chulmleigh, EX18 7EU**

**Offers Over £165,000**

A character MID TERRACE STONE BARN CONVERSION offering well laid out reverse level TWO BEDROOM ACCOMMODATION including a Bathroom and an Open Plan Kitchen/Living Area with small enclosed FRONT GARDEN and DEDICATED OFF-ROAD PARKING for one car, all situated in a peaceful rural location



## SITUATION

Moortown is situated approximately 1 mile from 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 post office, a delicatessen, a Central convenience store, a hairdresser, a garage, two 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

7 Moortown is a pretty mid terrace reverse-level Barn Conversion offering comfortable, imaginative and beautifully presented two bedroom accommodation overlooking a large landscaped quadrangle Courtyard Garden. The property stands among a small group of similar properties that were converted approximately thirty years ago and is of traditional stone construction under a slate tiled roof with uPVC double glazed windows throughout. 7 Moortown has been sympathetically converted and retains many of its character features including a most attractive vaulted ceiling with exposed roof timbers and 'A' frame in the Kitchen/Living Area on the first floor. Internally the accommodation is attractively presented throughout with two double bedrooms and a well appointed Bathroom on the ground floor, and a good sized open plan Kitchen/Living Area on the first floor. Outside and to the front of the property there is a manageable enclosed Garden which in turn overlooks the shared quadrangle Garden. The property also benefits from nearby dedicated parking for one car. What3words location: digital.reframe.elders

## ENTRANCE HALL

From the front garden, a heavy wooden Front Door with glazed panel to one side opens into the Entrance Hall with doors off to both bedrooms and the bathroom, easy turn stairs leading to the First Floor, ceramic tiled floor, useful under-stairs storage area and ample coat hanging space.

## BEDROOM 1

A double bedroom with window to the front overlooking the Garden, electric panel heater and recessed wardrobe to one side with hanging rail and storage shelving.

## BEDROOM 2

Another double bedroom with window to the rear, electric panel heater, range of storage shelving to one side and a built-in wardrobe in one corner.

## BATHROOM

with part painted pine panel walls and matching white suite comprising a panel bath with tiled splash backs, stainless steel mixer tap with wall mounted shower attachment on a riser, and glazed shower screen to one side; low level WC set below a window to the front, and a pedestal wash hand basin also with tiled splash backs and storage shelving to one side.

## FIRST FLOOR LIVING AREA

Returning to the Entrance Hall, easy turn stairs lead to the First Floor Open Plan Kitchen/Living/Dining Area with vaulted ceiling with exposed A Frames and windows to the front and rear both allowing views across open farmland. In one corner there is a range of bespoke pine units to three sides under a granite work surface with tiled splash backs including and incorporating a Belfast Sink with mixer tap and space and plumbing for a washing machine to one side. On one side there is a freestanding electric cooker with extractor hood over, set between a range of matching wall units, whilst on the opposite side there is a peninsular breakfast bar with storage below set below a granite worksurface. The Kitchen also benefits from space and point for a fridge freezer and a full length built-in cupboard to one side housing the hot and cold water tanks with electric immersion heater. Beyond the Kitchen there is a small Dining Area and a larger Living Area with newly installed wood burner to one side set on a slate plinth. The room is finished with laminate wood effect flooring, TV point, and feature exposed stone wall.

## OUTSIDE

To the front of the property is a small but attractive enclosed garden which is paved with a wooden picket fence to the front, creating a lovely south facing Summer Seating area. 7 Moortown also benefits from dedicated off-road parking for one car.

## SERVICES

Mains electricity, mains water and shared private drainage. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 15 Mbps. Mobile Phone coverage by EE, O2 and Vodafone. Mid Devon District Council - Council Tax Band B for 2024/2025 -£1850.43. There is an Annual Management

Company charge for septic tank emptying and to cover insurance for common grounds of £320 p.a, plus an Environmental Agency Charge of £60 p.a.

### **DIRECTIONS**

Through the 'Moortown' entrance from the road, follow the lane past the field and around to the right, where the allocated parking space is behind the property.

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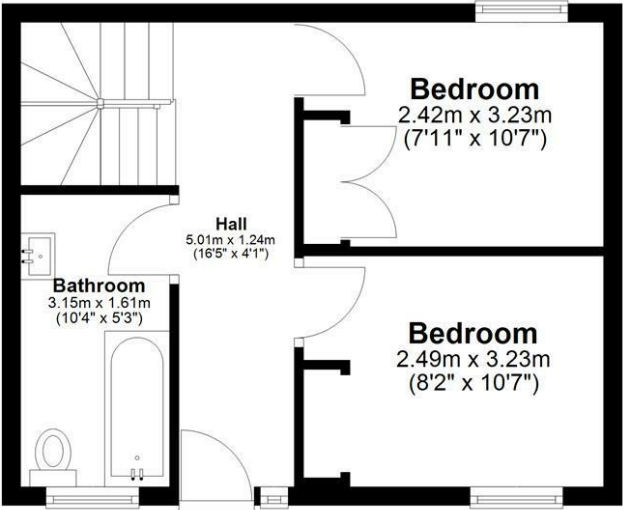
### **VIEWING**

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail [enquiries@keenors.co.uk](mailto:enquiries@keenors.co.uk)

Floor Plan

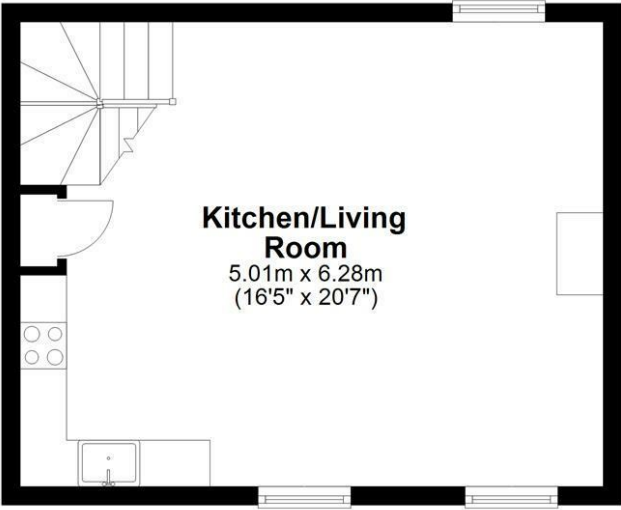
Ground Floor

Approx. 31.5 sq. metres (338.9 sq. feet)



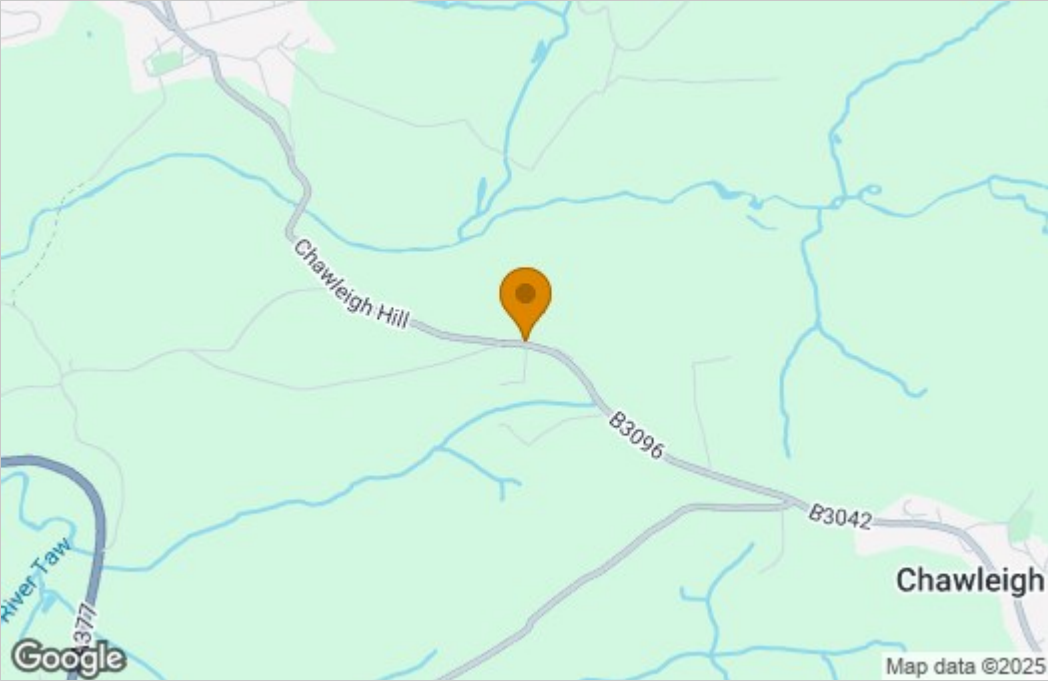
First Floor

Approx. 31.5 sq. metres (338.9 sq. feet)

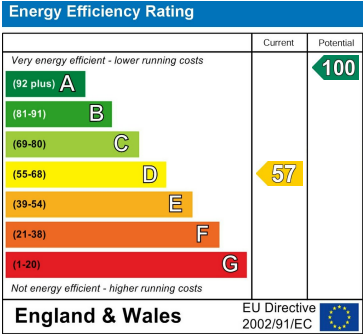


Total area: approx. 63.0 sq. metres (677.9 sq. feet)  
7 Moortown, Chawleigh, Chulmleigh

Area Map



Energy Efficiency Graph



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