



**Greenways 8 Cricket Close, Chulmleigh, EX18 7BJ**  
**Offers In Excess Of £500,000**

A really super INDIVIDUAL DETACHED HOUSE situated on the outskirts of Chulmleigh allowing lovely rural views down the Little Dart Valley but within walking distance of the town offering spacious FOUR BEDROOM and TWO RECEPTION ROOM accommodation with OFF-ROAD PARKING, SINGLE GARAGE/WORKSHOP and lovely LANDSCAPED GARDENS.

## 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 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

Greenways is a really super individual detached house situated in an enviable location on the very edge of Chulmleigh allowing super far reaching rural views down the Little Dart Valley but in quiet cul-de-sac of similar properties a short level walk to the centre of Chulmleigh. The house is believed to date back to the 1950's and is of traditional cavity brick construction under a tiled roof with rendered and colour washed elevations and a more recent two storey extension to one side of insulated cavity block construction, also with rendered and colour washed elevations under a tiled roof, believed to have been built in the 1970's and encompassing the Sitting Room and the Master Bedroom. Internally the exceptionally well presented and well laid out accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Cloakroom, a Dining Room, a well fitted Kitchen, a useful Utility

Room and a large triple aspect Sitting Room, whilst on the first floor there is a large double aspect Bedroom, three further Bedrooms and a family Bathroom. Greenways also benefits from oil fired central heating, uPVC double glazing, an LPG gas coal effect wood burner in the Sitting Room and an open fireplace in the Dining Room. Outside Greenways is approached over a concrete drive allowing enough space for two cars and access into the detached Garage/Workshop, whilst surrounding the house there are beautifully landscaped level gardens which overlook the cricket field and allow lovely far reaching views across the Little Dart Valley beyond.

## ENTRANCE

From the garden, a Storm Porch gives access to the half glazed Front Door opening into the

## ENTRANCE HALL

with doors to the Kitchen, Cloakroom and Dining Room, and easy turn stairs leading to the First Floor Landing, window to one side, radiator and smoke alarm.

## CLOAKROOM

with half tiled walls and matching champagne suite comprising a low level WC and a wall mounted wash hand basin set below two internal obscure glazed windows to the rear. On one side there is ample coat hanging space and a deep understairs storage cupboard with double louvre doors.

## KITCHEN

fitted with a range of matching limewashed oak units to three sides under a laminate work surface with tiled splashbacks, including and incorporating a single drainer sink unit with mixer tap set below a window to the rear overlooking the garden and countryside beyond, with integrated Miele dish washer below. On one side is a built in Miele single oven and grill with inset four ring 'Bosch' hob and pull out extractor fan over set between a range of matching wall units. At the rear are further units with a built-in microwave point and overhead cupboards. The Kitchen is finished with some corner display shelving, triple ceiling spot light, ceramic tiled floor, radiator, door to the Utility Room and archway into the Sitting Room.

## UTILITY ROOM

A useful addition fitted with a single drainer stainless steel sink unit to the rear set into a laminate worksurface with tiled splash backs, cupboards above and below, and space and plumbing for a washing machine to one side. On the other side there is a space and point for a fridge freezer, whilst in one corner is the 'Camray' oil fired boiler providing domestic hot water and servicing radiators. The Utility Room also benefits from ample coat hanging space, further wall cupboards, ceramic tiled floor, a

cupboard housing the electric meters and fuse boxes and a half glazed back door with window to one side overlooking and leading out to the Garden.

### **SITTING ROOM**

A light and spacious triple aspect room with windows to the front and rear all allowing lovely rural views and fully glazed sliding patio doors overlooking and leading out to the garden. In one corner is a cast iron 'Villager' LPG gas coal effect fire set on a slate hearth with co-ordinating slate slips, whilst in the opposite corner multi-pane doors opens into the Dining Room. The Sitting Room also benefits from two radiators, an attractive oak board floor, TV point, coved ceiling and central ceiling lights.

### **DINING ROOM**

Another light dual aspect room with windows to the front and side overlooking the garden and allowing lovely rural views. On one side is a brick fireplace housing an open grate with tiled hearth and mantle. The room is finished with a radiator some display shelving and a coved ceiling.

### **STAIRS AND LANDING**

Returning to the Entrance Hall, easy turn stairs with obscure glazed window to one side lead to the First Floor Landing with doors off to all first floor rooms and hatch to roof space.

### **BEDROOM 1**

A large dual aspect double bedroom with windows to the front and side allowing good natural light and lovely rural views. In one corner is a built-in vanity with cupboard below and radiator to one side, whilst in the opposite corner there is a built-in double wardrobe. The bedroom is finished with a coved ceiling.

### **BEDROOM 2**

Another dual aspect double bedroom with windows to the front and side allowing good natural light and lovely rural views, radiator and double wardrobe to one side.

### **BEDROOM 3**

A single bedroom with window to the side allowing lovely rural views and radiator.

### **BEDROOM 4**

Another single bedroom but currently used as Study with window to the front, radiator and telephone point. On one side is a useful built-in over-stair Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater and range of slatted shelving.

### **BATHROOM**

with fully tiled walls and matching white suite comprising a built-in corner Spa Bath set below an obscure glazed window to the rear; pedestal wash

hand basin with tiled shelf, mirror and shaver light over; shower cubicle with showerboard housing a stainless steel mixer shower with glazed bi-fold door; and a low level WC. The Bathroom is finished with a medicine cabinet, radiator, inset ceiling down lighters, a ceramic tiled floor, and 'Dimplex' wall mounted electric heater.

### **OUTSIDE**

From Cricket Close, a concrete drive allowing enough space for at least two cars allows access into the Detached Single Garage and Workshop with concrete floor, power and light connected, and half glazed pedestrian door leading out to the garden. At the side of the parking area a slate path gives access to the front garden which is mainly laid to lawn and gravel with a central paved patio area, an attractive water feature and mature perennial flower borders, whilst immediately to the front of the house a concrete path gives access to the side of the house and a further paved patio area with a timer Summer House to one side. This area of garden is covered by a wooden arbour and allows access into the Sitting Room via the patio doors, creating a lovely Summer seating area allowing lovely views down the Little Dart Valley. Beyond the patio area the concrete path leads around to the rear of the house to a larger area of lawned garden which is again bordered by mature flower beds creating a really super feature. The concrete path continues past the back door into the Utility Room, gives access to the pedestrian door into the garage and returns to the front of the property between the house and the Garage. At the rear of the garage there is a further patio area and lawn with mature flower beds and shed to one side, which leads around the side of the garage and returns to the front parking area. Overall the gardens are of a good size, beautifully landscaped and benefit from lovely rural views from almost every part.

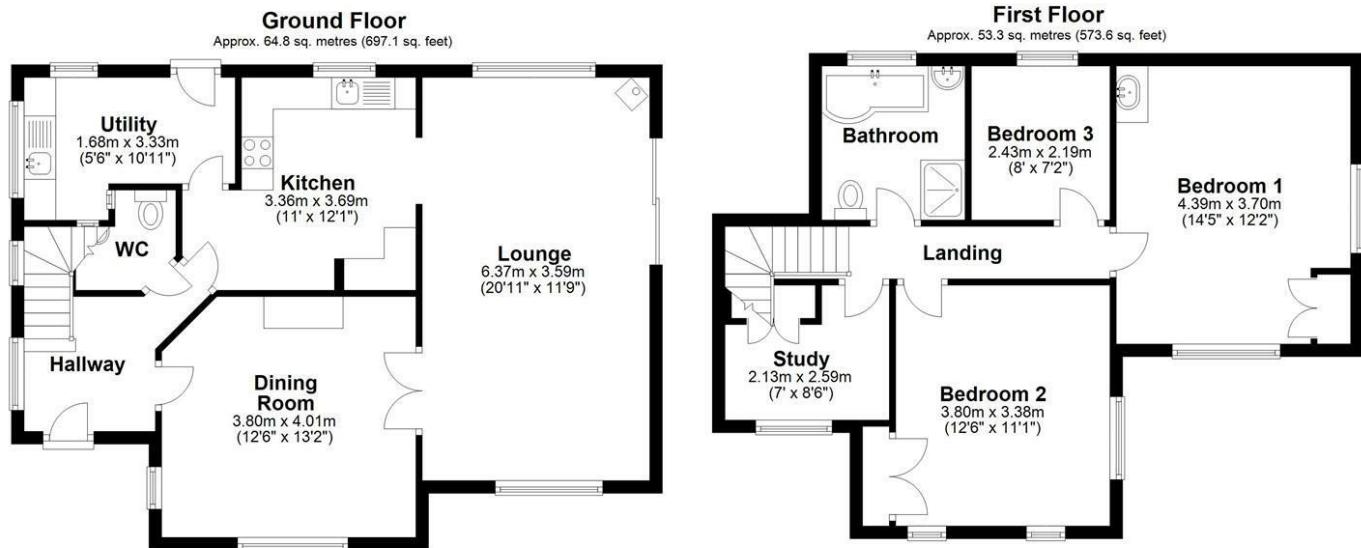
### **SERVICES (SALE)**

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 17Mbps Superfast Broadband (provided by BT) is 76 Mbps. Mobile Phone coverage by Vodafone, EE and O2. All services to be paid for in addition to the rent for the property. Council Tax Band E - £2,873.14

### **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



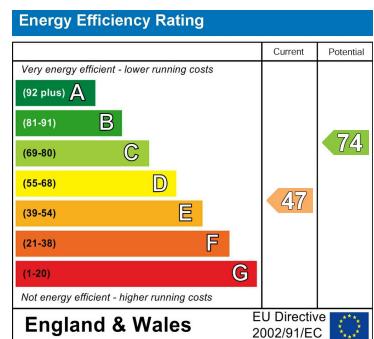
Total area: approx. 118.0 sq. metres (1270.7 sq. feet)

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

## Area Map



## Energy Efficiency Graph



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