



BAY TREE HOUSE

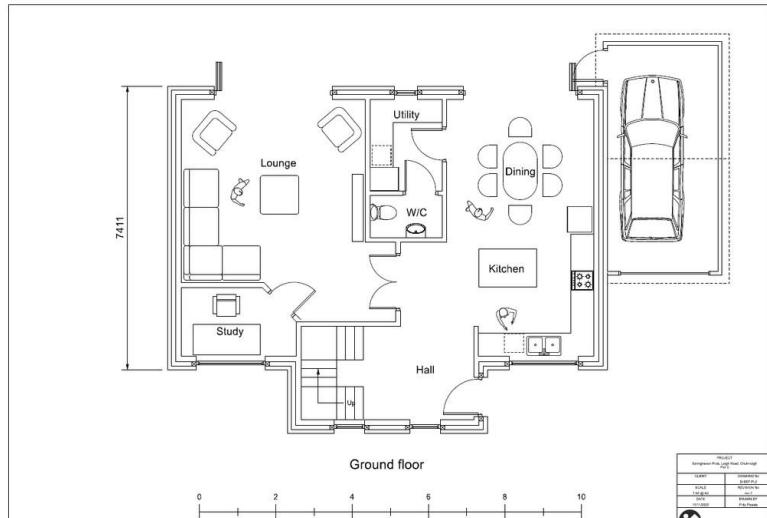
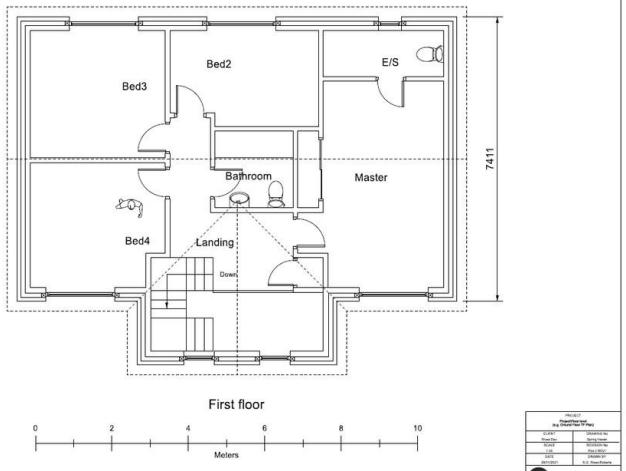
Leigh Road, Chulmleigh, Devon EX18 7JN

- Carbon Zero Detached House
- Four Bedrooms
- Triple Glazing
- Parking, Garage and Garden

Guide Price ~ £600,000



THE KEENOR ESTATE AGENT



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, 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.

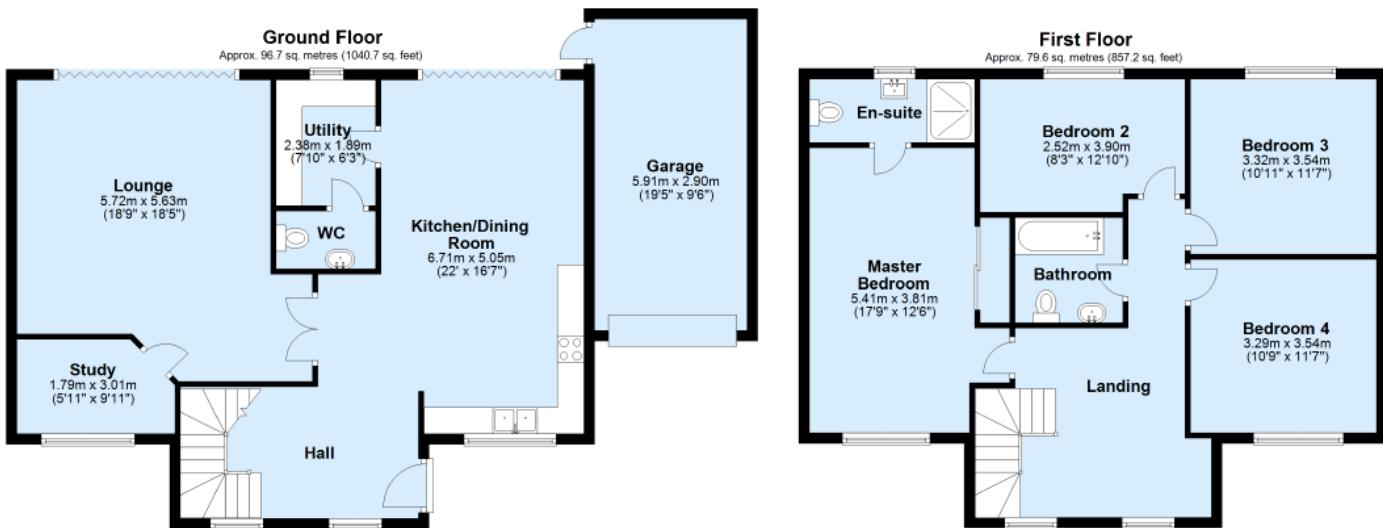
DESCRIPTION The Keenor Estate Agents are pleased to offer Bay Tree House, a super carbon zero detached house built by the award winning company Timbertek on an exclusive development of just one other similar property towards the outskirts of Chulmleigh overlooking the golf course. Internally the well laid out and beautifully proportioned accommodation includes a spacious Entrance Hall, a dual aspect Kitchen/Dining Room with separate Utility Room and downstairs Cloakroom, a good sized Sitting Room and a Study, whilst on the first floor there is a Master Bedroom with En-Suite Shower Room, three further double bedrooms and a Master Bathroom. Bay Tree House will be built to a highly insulated, triple glazed, carbon zero specification to include an air source heat pump supplying domestic hot servicing the underfloor heating, solar panels and a

mechanical ventilation heat recovery system which will create an EPC Rating of 100+. Internally the house will be built to a high specification to include a modern kitchen with Neff appliances, quartz worktops and tiled flooring, quality sanitary-ware in all the bathrooms also with tiled flooring, an oak and glass staircase and oak internal doors throughout.

Externally Bay Tree House will benefit from timber cladding on the front elevation with a contrasting through coloured render with flush uPVC triple glazed windows and aluminium bifold doors from the Sitting Room and Dining Room, all under a natural slate tiled roof. Outside there is a good sized lawned garden, with large landscaped patio to the rear as well as off-road parking for at least two cars allowing access into the Attached Single Garage with electric roller door. Bay Tree House will be built to the usual NHBC Standard and be sold with a 10 NHBC Homebuilders Warranty.

SERVICES Mains electricity, mains water and mains drainage. Air Source Heat Pump providing domestic hot water and servicing radiators. Solar Panels. Mechanical Ventilation Heat Recovery System. Telephone connected subject to BT regulations.





Total area: approx. 176.3 sq. metres (1897.9 sq. feet)
Bay Tree House

Energy Efficiency Rating	
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

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

COUNCIL TAX BAND
Tax band

TENURE
Freehold

LOCAL AUTHORITY
North Devon District Council

OFFICE
Bonds Corner House
Fore Street
Chulmleigh
Devon
EX18 7BR

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements