



## Ivy Cottage

New Street, Chulmleigh, Devon EX18 7BZ

- Pretty Mid Terrace Cottage
- Partially Renovated
- Quiet Off-Road Location
- One Bedroom

Offers In Excess Of £80,000



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** Ivy Cottage is a pretty mid terrace cottage situated in a quiet off-road position adjoining the churchyard a short walk from the centre of Chulmleigh. The property, of traditional stone construction under a slate roof with uPVC double glazed windows throughout, has been the subject of much improvement by the current owner including damp proofing the whole of the ground floor, re-wiring the house including making it ready for under floor heating and a lift (wiring included), and installing new 'Residence 9 uPVC' double glazing throughout including creating a new picture window at the front. All this work has been done with the correct planning permission and under architectural advisement. Ivy Cottage is now ready for a new purchaser to add their stamp to the property with some internal completion work required including

installing the under floor heating, installing a new Kitchen and Bathroom, re-fitting the stairs (or lift as proposed in the plans), redecorating and re-carpeting throughout. The current accommodation briefly comprises an open-plan Kitchen/Living Room, a Bedroom and a Bathroom. (Agents Note: The property previously benefited from a spiral staircase which accessed the first floor and the roof space - which is a former loft conversion spanning the width of the cottage and being dual aspect with 2 dormer windows, allowing lots of natural light - however the staircase was removed by the current owner who planned to install a lift, so access to the first floor is currently only available by a ladder.)

**OPEN PLAN KITCHEN/LIVING AREA** with picture window to the front and wired for electric underfloor heating.

**FIRST FLOOR LANDING** From the First Floor Landing, doors lead off to the Bedroom and Bathroom

**BEDROOM** A double bedroom with window to the front.

**BATHROOM** with window to the rear and partially tiled walls. The fitted suite comprising a panel bath is currently being removed by the current owner, however the electric shower

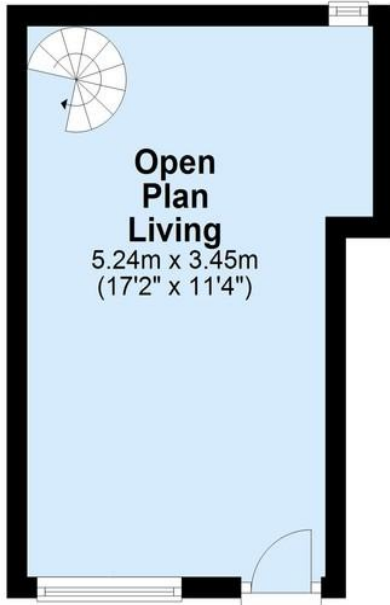
and a low level WC will remain.

**SERVICES** Mains electricity, mains water and mains drainage. Telephone connected subject to BT regulations.

**VIEWINGS** Strictly by appointment through the agent and at viewers own risk. Out of Hours Please Call 01769 580024

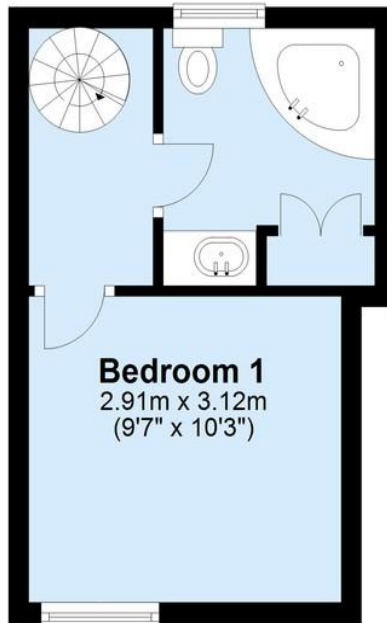
## Ground Floor

Approx. 16.5 sq. metres (177.3 sq. feet)



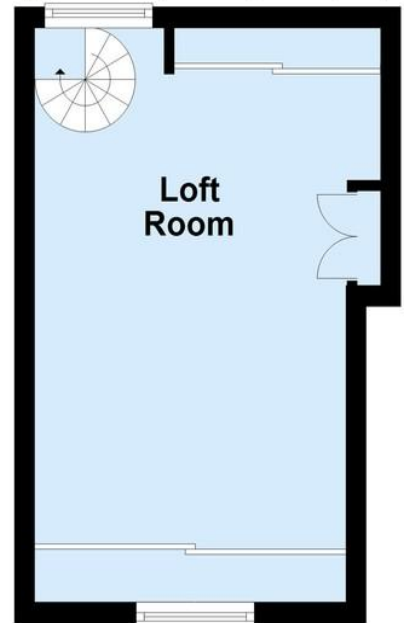
## First Floor

Approx. 18.0 sq. metres (194.0 sq. feet)



## Second Floor

Approx. 17.8 sq. metres (191.8 sq. feet)



Total area: approx. 52.3 sq. metres (563.1 sq. feet)

For Identification purposes only.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	21	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

## COUNCIL TAX BAND

Tax band A

## TENURE

Freehold

## LOCAL AUTHORITY

North Devon District Council

## OFFICE

Bonds Corner House  
Fore Street  
Chulmleigh  
Devon  
EX18 7BR

**T:** 01769 580 666

**E:** [enquiries@keenors.co.uk](mailto:enquiries@keenors.co.uk)

**W:** [www.keenors.co.uk](http://www.keenors.co.uk)

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