



3 James Week

Chawleigh, Chulmleigh, Devon EX18 7JT

- End Terrace Character Cottage
- Superb Rural Location
- Gardens and Grounds Extending to 3.5 acres
- Four Bedrooms

Guide Price ~ £625,000



THE KEENOR ESTATE AGENT



SITUATION 3 James Week is situated halfway between Chawleigh and Chulmleigh about 1 minutes drive from the A377 Exeter to Barnstaple main road. Chawleigh is 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 hairdresser 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.

There are excellent recreational and sporting facilities in the area with Leisure Centres in Crediton, and Okehampton offering well equipped fitness suites, swimming pools, football clubs, badminton, netball, tennis and judo. There are further community run sports facilities in Chulmleigh and Winkleigh, fishing in the rivers Oke, Taw and Torridge, near-by golf courses at Okehampton, Down St Mary and Crediton, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devons scenic and rugged coastline, being approximately an hours drive.

DESCRIPTION 3 James Week comprises a quintessential character end terrace cottage situated in an outstanding semi-rural location in the heart of the Taw Valley. The property is of traditional stone construction under a mostly

new slate roof with part rendered and colour washed elevations to the rear, and painted wood double glazed windows throughout. Internally the beautifully presented and well laid out accommodation briefly comprises an Entrance Hall, a lovely character Sitting Room, a spacious and well fitted Kitchen/Breakfast Room, a separate Dining Room/Study, a useful Utility Room and Cloakroom, whilst on the first floor there are three double Bedrooms, a single Bedroom, a Bathroom and a separate WC. 3 James Week also benefits from a wood burner, modern Kitchen and Bathroom suites and oil fired central heating throughout serviced by an oil fired stove in the Kitchen. Outside and to the rear of the cottage there is a beautiful cottage garden, which is mainly laid to lawn with established perennial borders allowing views across the Taw Valley, whilst beyond the garden and on a lower level there is a large vegetable and fruit garden. At the front and side of the cottage and accessed from the shared drive there is ample off-road parking for several cars, a productive Orchard, a Detached Workshop, and a detached barn which is divided into stabling, further workshop space and garaging. At the rear of the barn there is a paddock extending to 3 1/2 acres which also allows panoramic views across the Taw Valley creating a really super addition.

ENTRANCE From the parking area, a painted wooden Front Door with inset glass light opens into the

ENTRANCE HALL with tiled floor, electric meters and fuse boxes, coat hanging space to one side and doors to the Cloakroom, Utility Room and Office/Study.

CLOAKROOM fitted with a low level WC set below an obscure glazed window to the front, ceramic corner wash hand basin and tiled floor.

OFFICE/STUDY being dual aspect with multi-pane windows to the front and side overlooking the Orchard with radiator below, coat hanging space, tiled floor, telephone

point and two wall lights. In one corner is a useful large built-in storage cupboard fitted with shelving.

UTILITY ROOM A useful addition with partially tiled walls and fitted work surface to two sides with space, plumbing and points for a washing machine, dishwasher and fridge freezer. On one side is a ceramic Belfast sink with shelving to one side, whilst on the opposite side is a useful built-in storage cupboard, window to the front and concrete floor.

KITCHEN/DINING ROOM From the Entrance Hall, two steps lead down to the farmhouse style Kitchen/Dining Room with attractive oak board floor and range of cream shaker style units at one end set under a butchers block work surface with tiled splash backs including and incorporating a composite 'Belfast Sink' with swan neck mixer tap set below a window to the rear overlooking the Garden and allowing wooded valley views in the distance. On one side is a built-in 'Neff' single oven and grill with matching inset four ring ceramic hob over, whilst in one corner is a useful corner display cabinet. The Kitchen also benefits from a peninsular butchers block work surface and storage unit as well as the original brick fireplace with tiled splash backs and inset heavy beam over housing an oil-fired Rayburn for cooking, room heating, supplying domestic hot water and the radiators. On one side of the Rayburn there is a feature oak support beam incorporating some useful shelving, whilst on the other side of the room there is a large floor to ceiling larder cupboard providing further storage. At one end there is ample space for a six seater dining room table and chairs with feature display niche to one side. Doors lead to the Stair Hall and

SITTING ROOM A lovely dual aspect room with windows to the side and rear allowing superb views of the garden and Taw Valley beyond, whilst on one side is the original exposed stone fireplace housing a cast iron wood burner with slate hearth and wooden beam over. In one corner a half glazed door leads out to the Rear Garden, whilst in one corner a panel door leads out to the Stair Hall. The Sitting Room also benefits from a beamed ceiling, two radiators,

TV point, and a partial oak board floor.

STAIR HALL & LANDING with door and step down to the Kitchen/Dining Room and stairs leading to the First Floor Landing with painted panel doors off to all first floor rooms, window at one end allowing lovely rural valley views, radiator to one side and built-in wardrobe fitted with hanging rail. Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater and range of slatted shelving.

BEDROOM 1 A good sized double bedroom with window to the rear over looking the garden and Taw Valley beyond with radiator below. In one corner is a built-in wardrobe fitted with hanging rail.

BEDROOM 2 Another double bedroom with window to the rear over looking the garden and Taw Valley beyond with radiator below.

BEDROOM 3 A good sized double bedroom with window to the rear over looking the garden and Taw Valley beyond with radiator below.

BEDROOM 4 A single room with part sloping ceiling, velux window, deep under eaves storage cupboard, radiator, and part pine panelled walls.

CLOAKROOM fitted with low level WC and corner wash hand basin with tiled splash backs, extractor fan, part painted pine panel walls.

BATHROOM A luxurious Bathroom with half tongue and groove panelled walls and matching white suite comprising an attractive roll top bath with pillar taps; corner shower cubicle with shower panel walls, glazed shower screen and 'Triton' power shower; pedestal wash hand basin; and low level WC. The Bathroom is finished with a window to the rear allowing lovely rural views, radiator, tile effect floor covering, heated towel rail, 'Velux' window and part sloping





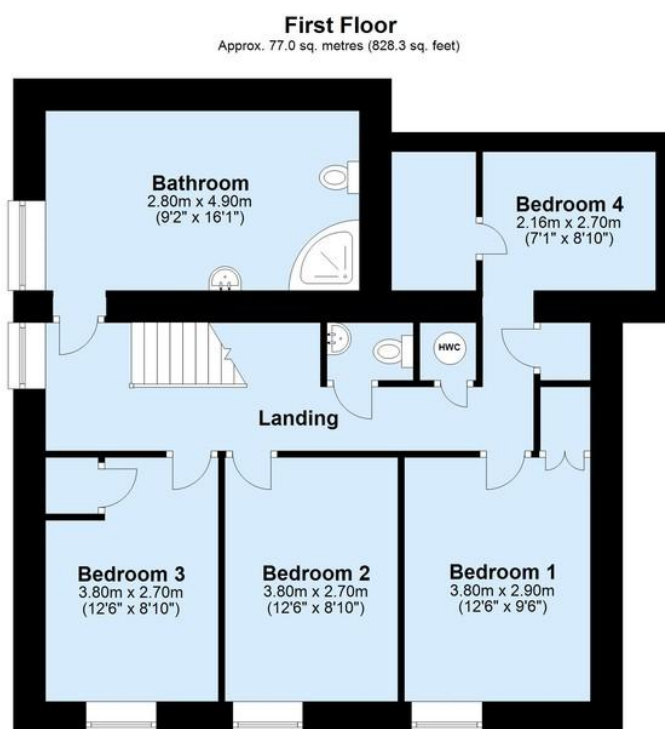
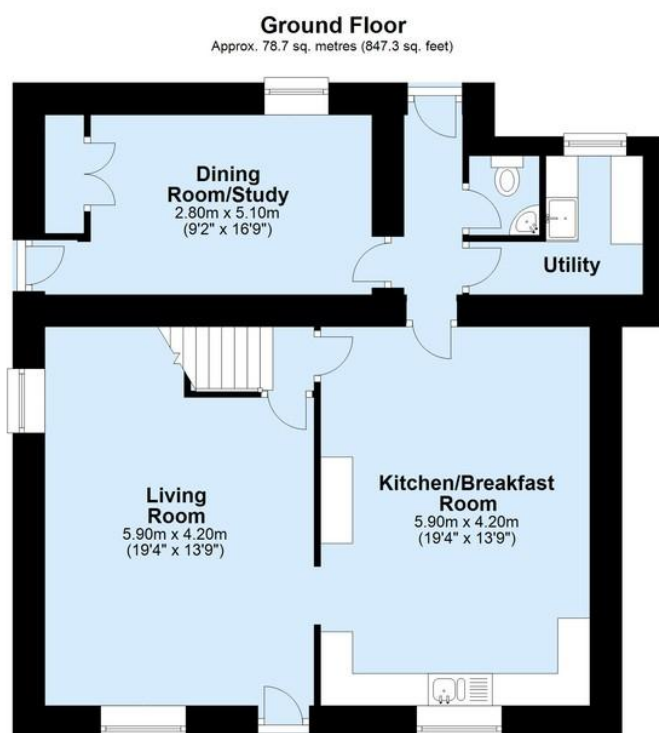


ceiling.

OUTSIDE From the quiet country lane, a shared drive leads past 1 & 2 James Week to a large parking and turning area/yard providing enough space for several vehicles and access to the Front Door into the Entrance Hall. On one side there is a Detached Outbuilding of block, timber and galvanised iron construction which comprises a Store, some stabling and a Workshop all with light power and water connected, whilst further to one side is a further Detached Workshop also of block, timber and galvanised iron construction, with concrete floor and electricity and light connected. Beyond the parking area is the Orchard which is planted with an array of mature fruit trees, with a chicken run to one side and a Block Shed at one end which houses the bore hole pump and filtration system serving all three cottages. In the corner of the Orchard, a wide gateway gives access to the Paddock which is gently sloping and in good heart with separate access out onto the road, currently being used for sheep and livestock. At the side of the house a wooden pedestrian gates gives access to Rear Garden which has been beautifully planted and landscaped by the present owners benefitting from an array of cottage garden plants and shrubs including lupins, roses and peonies. The garden is of a good size, mainly laid to lawn and allows stunning far reaching views of the Taw Valley with access to the back door into the Sitting Room and a rose covered pergola to one side creating a lovely Summer seating area. In one corner steps lead down to a further area of garden which benefits from a pond and large fertile vegetable garden.

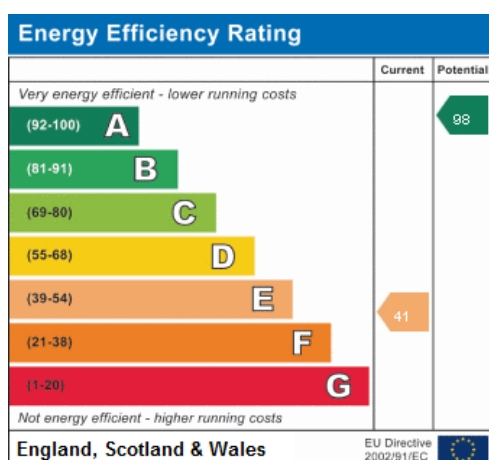
SERVICES Mains electricity, shared private water on a bore hole and shared septic tank drainage - water and drainage split equally three ways between the cottages. Oil Fired Rayburn providing for cooking, room heating, providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations.

VIEWINGS Strictly by appointment through the agent. Out of Hours Please Call 01769 580024



Total area: approx. 155.7 sq. metres (1675.6 sq. feet)

For Identification purposes only.
Plan produced using PlanUp.



COUNCIL TAX BAND

Tax band C (£1,925.76 p.a.)

TENURE

Freehold

LOCAL AUTHORITY

Mid Devon District Council

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