



Oaktree Cottage

Back Lane, Chulmleigh, Devon EX18 7AX

- Individual Detached Chalet Bungalow
- Four Bedrooms
- Two Bathrooms
- Enclosed Garden

OIEO ~ £495,000



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 Oaktree Cottage is a most attractive and highly individual detached chalet bungalow situated towards the outskirts of Chulmleigh opposite open farmland. The property was completed to a high standard

about 15 years ago and is of modern insulated cavity brick and block construction with part rendered and colour washed and part timber clad elevations all under a slate roof with, with hardwood double glazed windows throughout. Internally the imaginatively presented accommodation is arranged over two floors and briefly comprises a spacious Entrance Hall with oak flooring, a useful Utility Room, a Kitchen/Dining Room, a feature Sitting Room with vaulted ceiling, a newly fitted Bathroom, two double Bedrooms, and a bespoke oak staircase leading to the First Floor where there is a large Master Bedroom with En-suite Shower Room and a further double Bedroom, currently used as Study. The current owner, who also designed and built the property, has made good use of traditional building materials including oak board flooring, slate flagstone flooring, an attractive reclaimed brick fireplace, a feature reclaimed brick and glazed internal wall in the Hallway, and attractive oak ceiling beams throughout which gives the property a very cosy farmhouse/cottage atmosphere, despite only being 15 years old. The property also benefits from modern Kitchen and Bathroom suites as well as oil fired central heating throughout. Outside and to the front of the house there is off-road parking for at least three cars and manageable level gardens surround the property.

ENTRANCE From the parking area, a stained oak half glazed Front Door opens into the

ENTRANCE HALL with oak and slate flagstone flooring and doors to the Dining Room, Bathroom, Bedroom 2 and Bedroom 3 and bespoke oak staircase at one end leading to the First Floor with useful Under-stairs storage cupboard below. At one end of the Hall, there is a useful Utility Area including space and plumbing for a washing machine and tumble dryer, and the Grant oil fired boiler providing domestic hot water and servicing radiators, all set under a roll-top worksurface with window over and half glazed stable style Back Door leading out to the Garden at the

front. The Entrance Hall also benefits from a useful Cloaks Cupboard, inset ceiling downlighting, radiator and a feature oak and glass internal window allowing borrowed light into the Dining Room.

DINING ROOM A good sized room allowing enough space for an 8-10 seater dining room table with feature oak panel ceiling, slate flagstone flooring and wide archways to the Sitting Room and Kitchen. The Dining Room also benefits from electric under floor heating, and the feature internal glass wall allowing borrowed light from the Entrance Hall.

KITCHEN A dual aspect room with windows to the side and rear overlooking the garden and fitted with a range of matching painted shaker style units to three sides under a granite work surface including and incorporating a circular stainless steel sink unit with mixer tap set below the window to the side. At one end is an electric Everhot Aga set into an attractive reclaimed brick fireplace with inset oak beam over and range of matching wall cupboards on either side. The Kitchen is finished with an oak beamed ceiling, slate flagstone floor, space and plumbing for a dish washer and space and point for an under counter fridge.

SITTING ROOM An attractive semi circular room with vaulted ceiling and hardwood French doors at either end overlooking and leading out to the Garden and feature reclaimed brick fireplace housing a cast iron 'Woodwarm' stove with slate and oak hearth inset heavy beam over. The Sitting Room also benefits from large picture windows at either end allowing good natural light, a feature heavy oak beam, wall uplighters, TV point and spotlighting

BEDROOM 2 A dual aspect double bedroom with windows to the front and side with radiator below.

BEDROOM 3 Another good sized double bedroom with window to the rear overlooking the garden with radiator below.

BATHROOM A newly renovated Bathroom with tiled floor, partially tiled walls and matching suite comprising a walk in shower cubicle fitted with stainless steel mixer shower, hand held shower and glazed shower screen to one side; a wall mounted wash hand basin with storage drawers below, mirror fronted medicine cabinet over and matching storage unit to one side; and low level WC with obscure glazed window to one side. The Bathroom is finished with inset ceiling down lighting.

STAIRS Returning to the Entrance Hall, bespoke oak easy turn stairs with rope hand rail to one side lead to the First Floor and the

MASTER BEDROOM A very large double bedroom with part sloping ceiling, fully glazed French Doors at one end allowing good natural light, radiator, inset ceiling down lighting, door to Bedroom 4 and under eaves storage. (Agents Note: The Master Bedroom could be easily partitioned off to create a Landing and two stand alone bedrooms with a separate Study Area). One one side a door opens into an

EN-SUITE BATHROOM with partially tiled walls and matching white suite comprising a kidney bath with stainless steel mixer shower over; low level WC set below a velux window; and a pedestal wash hand basin. The En-Suite is finished with a chrome ladder towel rail, extractor fan, chrome ladder towel rail and travertine tiled floor.

BEDROOM 4 Another double bedroom currently used as a study with window to the front allowing lovely views over the neighbouring countryside, radiator, inset ceiling down lighting, and velux window.

OUTSIDE From Back Lane, double metal gates open into a paved and tarmac drive allowing ample space for at least three cars with raised gravel flower bed to one side bordered by wooden panel fencing. In one corner is the oil tank, whilst at one end a paved path leads along the side of



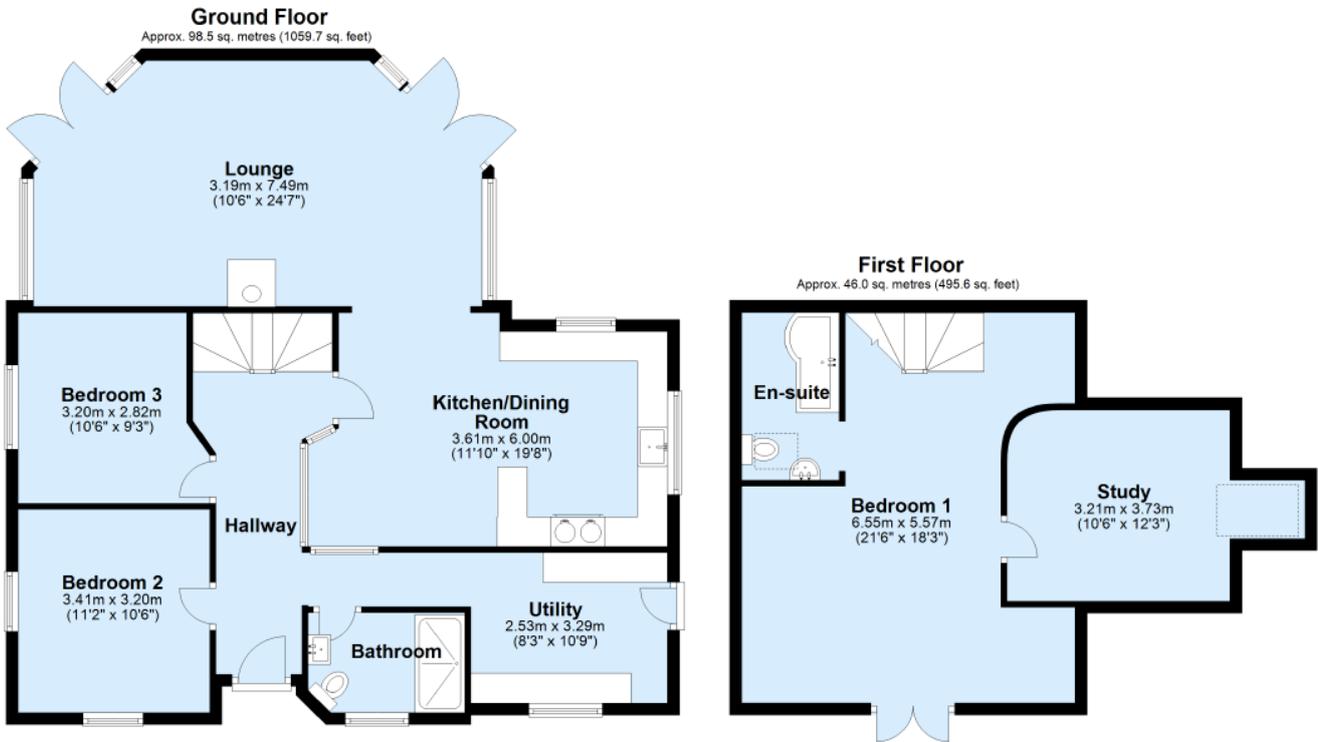




the bungalow to a paved patio area, creating a lovely Summer seating area and an ideal site for flower pots and planters, allowing access into the Sitting Room through one set of French Door. Beyond the patio area is a manageable garden which extends around the side and rear of the property and is mainly laid to lawn being bordered by wooden panel fencing creating a super addition.

SERVICES Mains electricity, mains water and mains drainage. Oil Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations.

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



Total area: approx. 144.5 sq. metres (1555.3 sq. feet)

For identification purposes only
Plan produced using PlanUp.

Oaktree Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

North Devon District Council

OFFICE

Bonds Corner House
Fore Street
Chulmleigh
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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