



Chilcott, Poughill, EX17 4DQ

Guide Price **£650,000**

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Chilcott

Poughill, Crediton

- Substantial Period Detached House
- Semi-rural, village edge location
- Three bedrooms and three reception rooms
- Ample gated parking and double garage
- Set in nearly an acre of gardens and grounds
- Oil-fired central heating and uPVC double glazing
- 158sqm / 1,703sqft of accommodation
- Space and scope to extend (STP)
- Block-built outbuilding (potential stables)

Chilcott is a south-facing period detached house found in a semi-rural village edge location with numerous country walks on hand. It is set in just under an acre (0.93) and looks over its own gardens beautifully.



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The spacious and flexible accommodation reaches 158sqm / 1,703sqft with further scope to extend (subject to permissions) or adapt the current configuration - if a ground floor studio annexe was required for example. At present we have three double bedrooms, with the large master enjoying an en-suite bathroom and a 2021 fitted white suite bathroom (P-shaped bath with shower and screen over) serving the other bedrooms.

Downstairs includes a lovely 2019 fitted kitchen breakfast room, complete with an electric range cooker, fridge freezer and dishwasher, a separate dining room and a sitting room with an impressive fireplace with bread oven and wood-burning stove. Lying to the south, off the entrance hall with WC, is a sizeable living room, which could easily become a ground floor bedroom (4) if desired. There is also a storage/study area and a side porch. The whole property is uPVC double glazed and has oil-fired central heating via the outside boiler.

Outside (Plot size 0.93 acres): There is gated parking for around five cars and a DOUBLE GARAGE (5.9m x 5.5m) with light, power, rear windows and side door.



The gardens are south-facing and largely lawned with mature apple trees. There are two gates leading to the paddock, the larger one to the bottom leads to an open-fronted store for a ride-on mower. Behind is a block-built outbuilding separated into two storage areas, which could be adapted to create stables for ponies or a workshop. The paddock has footpaths carved through and has been left as a nature wild garden in recent years, although previously it was a productive area to grow fruit and veg. It could be returned to grass to keep animals if preferred.

Please see the floorplan for room sizes.

Current Council Tax: E (£2,671pa)

Utilities: Mains electric, water, telephone and broadband

Broadband within this postcode: Superfast Enabled

Drainage: Private drainage (doesn't drain into a water course)

Heating: Oil-fired central heating

Listed: No

Tenure: Freehold

POUGHILL is a picturesque Devon village situated midway between Crediton and Tiverton, each being about 7 miles distant and has an historic parish church and active village hall. The village is located along a high ridge and enjoys stunning distant views to Dartmoor and surrounding hills.

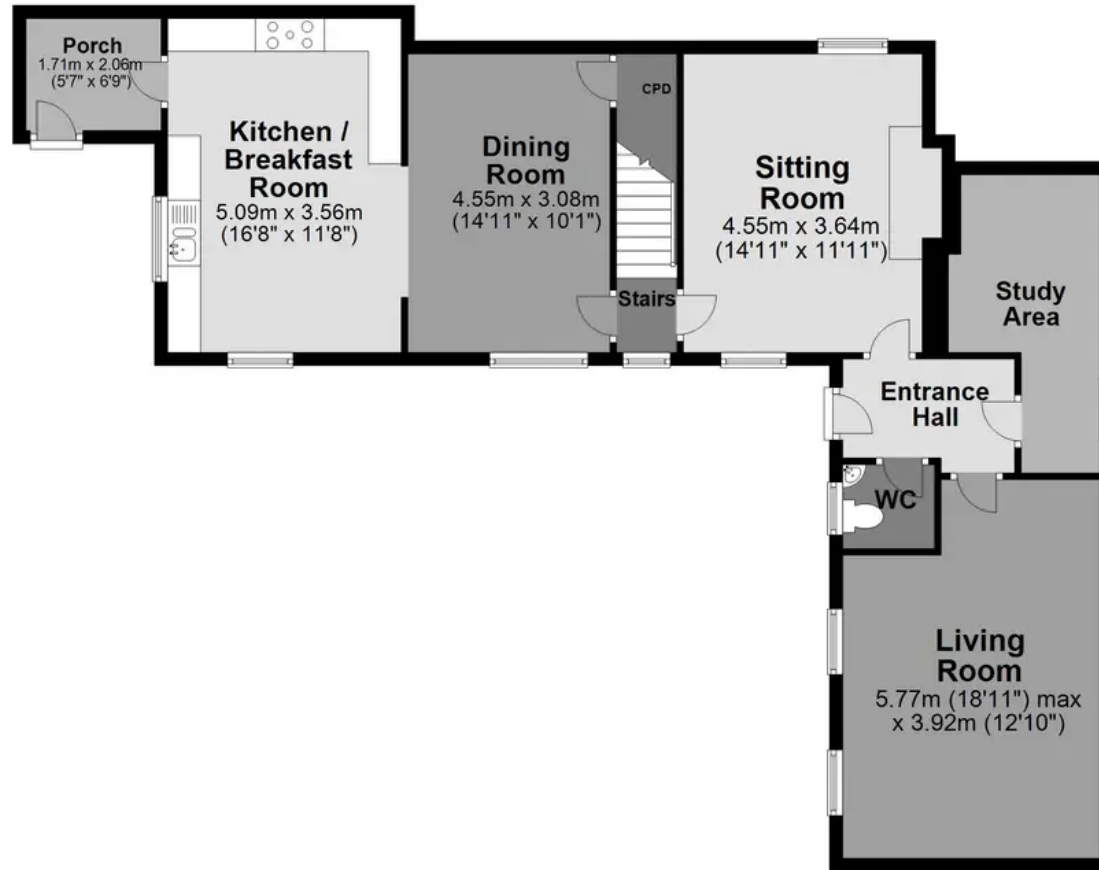
DIRECTIONS: For Sat-Nav use EX17 4DQ

What3Words: ///trending.marinated.inched



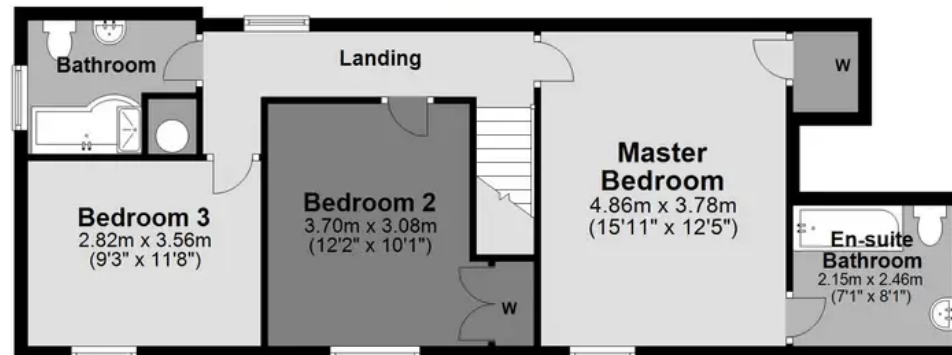
Ground Floor

Approx. 95.0 sq. metres (1023.0 sq. feet)



First Floor

Approx. 63.2 sq. metres (680.1 sq. feet)



Total area: approx. 158.2 sq. metres (1703.2 sq. feet)

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