



Thorncroft, Chawleigh

Guide Price £425,000

HELMORES
SINCE 1699

Thorncroft

Chawleigh, Chulmleigh, EX18 7HQ

- Beautifully Refurbished Period Semi-Detached House
- Pretty village location & just 5 minute drive from Chulmleigh
- Superbly presented three/four bedroom accommodation
- New kitchen & spacious dining area
- Large & cosy living room with wood-burner
- New boiler, radiators, doors & windows
- Redecorated & improved throughout
- Lovely west-facing gardens which back onto fields
- Sizeable garage & off-road parking

Discover the charm of Thorncroft, a beautiful period semi-detached house which has been superbly renovated in 2023, nestled in the picturesque village of Chawleigh. This enchanting property is more than just a home; it's a testament to meticulous craftsmanship, seamlessly blending the allure of period features with the comfort of modern elegance.

Ideally situated just a 5-minute drive from Chulmleigh, Thorncroft offers the perfect balance of rural tranquillity and accessibility.



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GARDEN

Step inside, and you'll be greeted by superbly presented accommodation that exudes warmth and character. The heart of the home is the new kitchen, complete with integrated fridge freezer, dishwasher & a washer dryer (electric Everhot range cooker available by separate negotiation) a culinary haven equipped with modern conveniences, and a spacious dining area with a new wood-burner perfect for gatherings with family and friends.

The large and cosy living room welcomes you with open arms, featuring another wood-burner that adds a touch of comfort to winter evenings. Throughout the house, you'll find a new radiators, fired by the new external oil-fired boiler, plus brand new doors & windows throughout, ensuring both efficiency and warmth.

Upstairs we have three double bedrooms & a dressing room/4th bed/study, all served by a modern bathroom with twin shower & screen over the bath, plus a renovated shower room. Almost the entire property has been redecorated to perfection, creating a canvas for your personal touch.

As you step outside, the lovely west-facing gardens (23m x 12.5m) unfold before you, offering a serene retreat that backs onto fields. Imagine enjoying summer evenings or entertaining guests in this charming outdoor space. There are also three handy stone-built storage outbuildings in place.



Parking is a breeze with a sizeable (4.83m x 4.35m) attached garage (with new door to rear, light, power & an electric garage door AND offering scope to further extend the living accommodation if desired) and off-road parking to the front, providing convenience for your daily life.

Thorncroft is more than just a house; it's a home that invites you to create memories and relish in the beauty of village life. Contact us today to arrange a viewing and experience the magic yourself.

Please see the floorplan for room sizes.

Current Council Tax: D (£2,272pa)

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating

Listed: No

Tenure: Freehold

CHAWLEIGH is a village set back from the A377, approximately halfway between the City of Exeter and Barnstaple in North Devon. Less than an hour's drive from each. It stands on high ground, beyond the Little Dart and Taw Rivers. It features a historic church, fashioned from stone in the early English style, with an embattled tower containing six bells. The village has two traditional inns and a post office/ shop. Eggesford station is only 2.5 miles away, where trains run north and south overlooked by sheer wooded valleys, a prominent feature of the area.

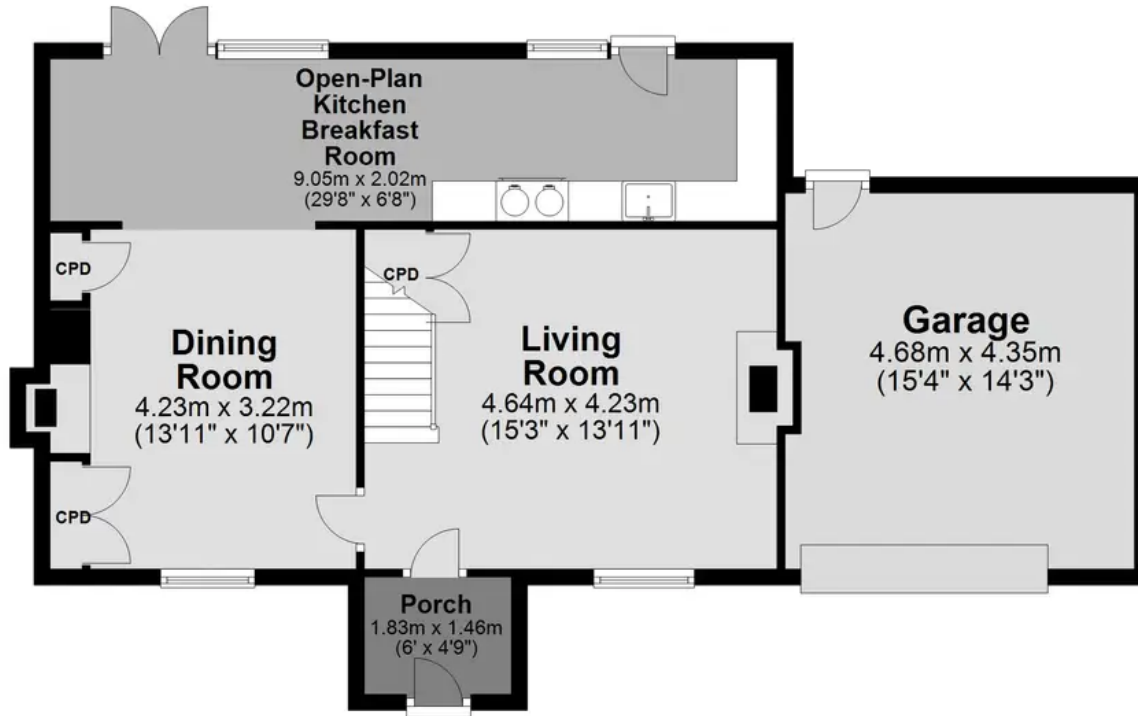
DIRECTIONS: For Sat-Nav use EX18 7HQ

What3Words: [///skin.cocoons.crown](https://www.what3words.com/skin.cocoons.crown)



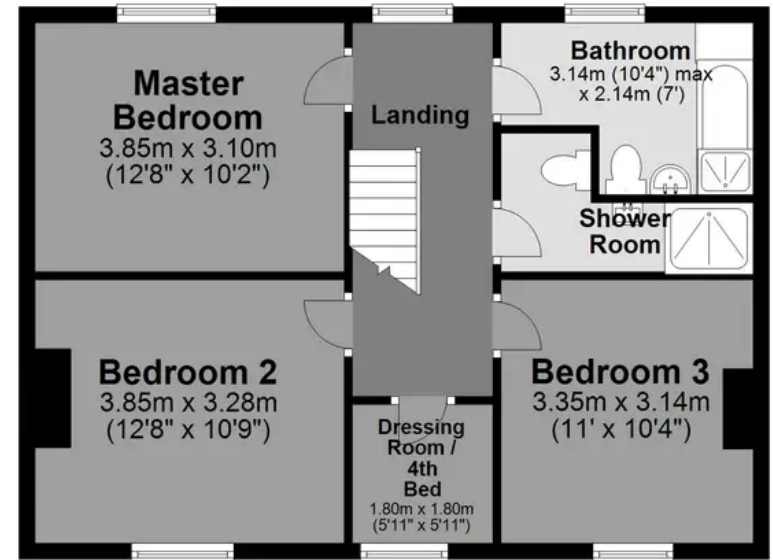
Ground Floor

Approx. 55.7 sq. metres (599.7 sq. feet)



First Floor

Approx. 58.2 sq. metres (627.0 sq. feet)



Total area: approx. 114.0 sq. metres (1226.7 sq. feet)

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