



4 Moortown, Chawleigh

Guide Price £189,950

HELMORES
SINCE 1699

4 Moortown

Chawleigh, Chulmleigh, EX18 7EU

- 1 bedroom barn conversion
- Reverse level living with views
- Double bedroom with bathroom
- Modernised throughout
- Additional mezzanine level
- Open plan living space with wood-burner
- Communal garden areas
- Small development close to Chawleigh/Chulmleigh
- Off-road parking

Moortown is a collection of barn conversions originally converted in the 1980's. The use of local stone retains the history and character of these beautiful buildings and over time, many homes, including this one have been updated again since they were first converted. It's a well-positioned property, with Chawleigh less than a mile away and just a couple of miles from Chulmleigh and its amenities. The Tarka line (train connecting Exeter – Barnstaple) is nearby in Eggesford too. The property is away from busy roads and would suit both full time residents or indeed those who see it as a base from which to explore this wonderful area.



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No.4 is an end terrace barn which was designed as reverse level. The entrance hall gives access on the ground floor to the double bedroom and bathroom which has underfloor heating. There's built in storage too and access from the bedroom to outside. On the first floor is an open plan living space with kitchen/dining area and a living area, all brilliantly designed and even incorporates room for a work station! There's plenty of light with windows on 3 sides and a door to a small balcony takes in the beautiful views. In addition to the living and aforementioned bedroom, there's a clever additional mezzanine level, accessed by wooden steps and this provides additional floor area. The whole barn has been updated by the current owner and is ready to move into.

To the side is off-road parking (and there are further visitor spaces within the complex), the shared inner courtyard is a maintained space in which residents can relax and enjoy.

Agent's Note: There is an annual payment of £300 payable to the management company which covers communal areas including the drive and shared gardens, plus the running and maintenance of the private drainage system meaning lower water bills.

Please see the floorplan for room sizes.

Current Council Tax: Band A - Mid Devon 2023/24 - £1514.74

Utilities: Mains electric, water, telephone & broadband

Drainage: Shared private drainage

Heating: Electric and wood-burner

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

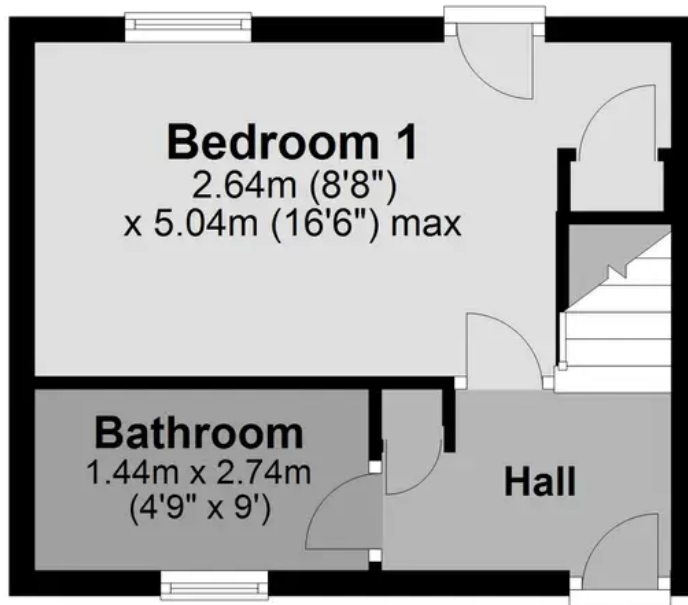
For sat-nav use EX18 7EU and the What3Words address is ///herring.renamed.removable but if you want the traditional directions, please read on.

From the A377 at Eggesford Station, take the B3042 signed to Chawleigh. Continue for approximately 1.8 miles to the top of the hill and then take a left onto the B3096 towards Chulmleigh. After 0.4 miles, turn left into Moortown and proceed to the bottom. If you park in the car park and walk to No.4 (out of the bottom of the car park to the right and it's the end barn ahead of you on the right of the lane).



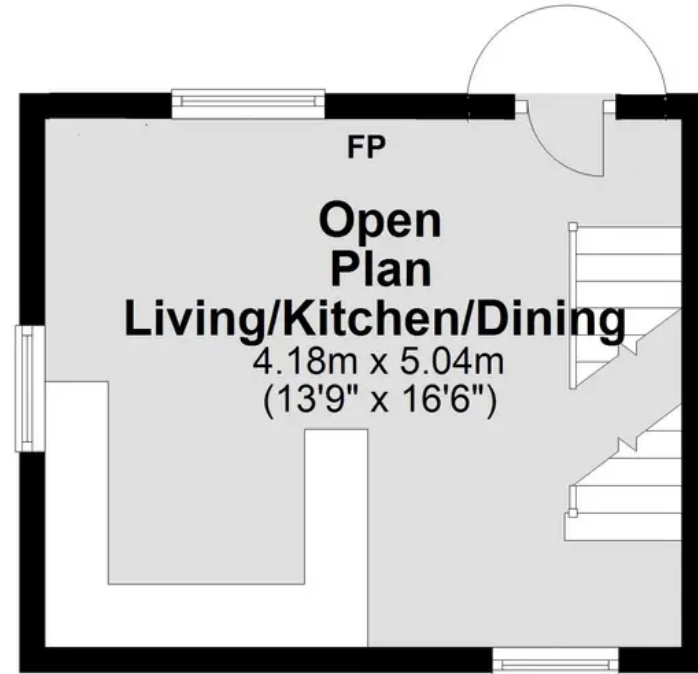
Ground Floor

Approx. 21.1 sq. metres (226.6 sq. feet)



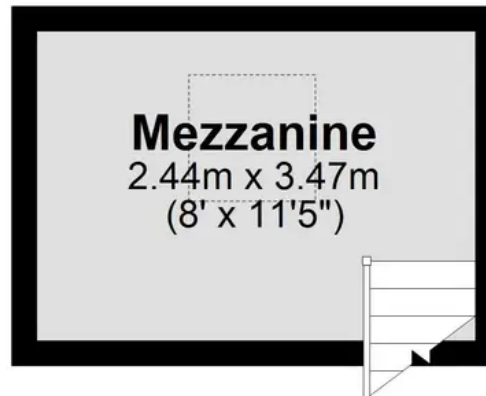
First Floor

Approx. 21.1 sq. metres (226.6 sq. feet)



Second Floor

Approx. 8.5 sq. metres (91.2 sq. feet)



Total area: approx. 50.6 sq. metres (544.4 sq. feet)

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