



Shirwell House, Chawleigh, EX18 7HQ

Guide Price £440,000

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Shirwell House

Chawleigh, Chulmleigh, EX18 7HQ

- Beautiful period house
- 4 bedrooms (3 plus nursery / study)
- 2 Reception rooms
- Kitchen plus utility & WC
- Garden room & outbuildings
- Off road parking & garage
- Village location
- Tastefully decorated

On the border of Mid and North Devon sits the pretty village of Chawleigh, just a couple of miles from the town of Chulmleigh - it's got the village feel without being isolated.

The property is practically detached due to only being adjoined to a freestanding wall on the front elevation and definitely has that feel both externally and internally. The stone house is both attractive and grand in its appearance and lots of thought has gone into preserving the aesthetic and character of the original house whilst bringing it up to modern day living standards. There is modern double glazing (sash style on the front) plus central heating and wood-burners to provide comfort and convenience.

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On the ground floor are two generous reception rooms, currently used as a living room and a dining room with a central staircase to the first floor running from the entrance hall. The kitchen is across the back and there is a useful utility room and WC too. On the first floor are 4 bedrooms, the 4th bedroom being best used as a small nursery, hobby room or study. The bedrooms are all served by a family bathroom.

Outside, the easy to maintain front garden has an attractive hedge, there's off-road parking to the side plus a garage. In the garden is a stone outbuilding which has potential to alter/improve to suit a new buyer and a recently added garden room, ideal for a work space or play room. The remainder of the garden is mainly laid to lawn with planted beds for veggies or flowers and is a private, level and safe space which faces southwest so enjoys the sunshine.



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Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2024/25 - £2379.12

Utilities: Mains water, electric, LPG gas, telephone & broadband

Drainage: Mains drainage

Heating: Gas fired central heating (LPG tank in garden) & woodburners

Listed: No

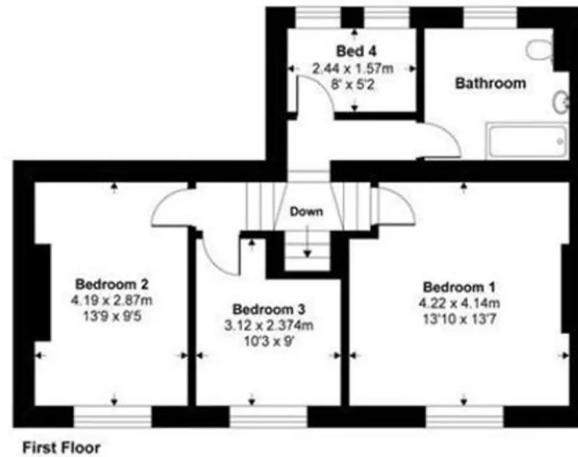
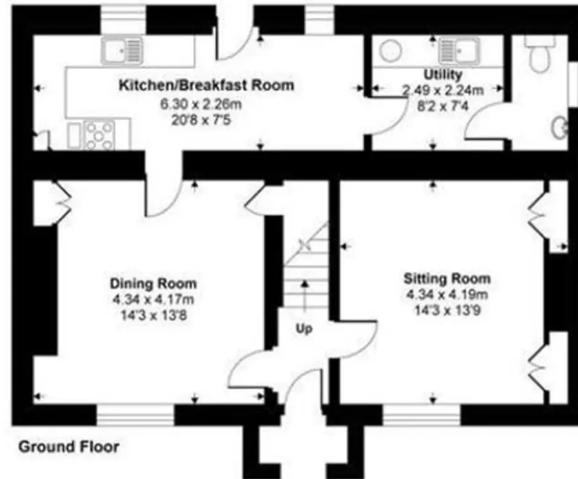
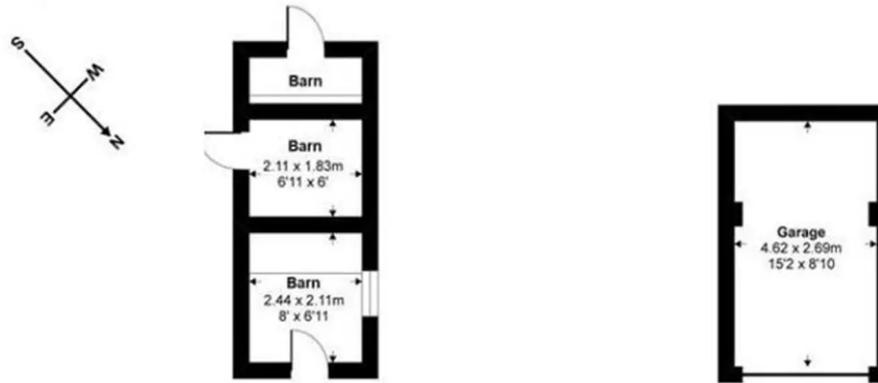
Tenure: Freehold

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 : From Crediton, head on the A377 towards Barnstaple, pass through Coplestone and Lapford. When reaching Eggesford Station, turn right towards Chawleigh. Enter the village and the property will be found on your right hand side approx. 200m past the Post Office/stores.

What3Words: ///dolls.brother.protester





Approximate Area = 128sq m or 1377 sq ft exc outbuildings





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