



Sunny Cottage, East Street, Chulmleigh EX18 7DD

Guide Price £400,000

HELMORES
SINCE 1699

Sunny Cottage, East Street

Chulmleigh

- Beautiful town cottage
- Short walk to shops and amenities
- 4 bedrooms with ensuite shower room
- Spacious ground floor with open spaces
- Fantastic modern twist on a character cottage
- Light kitchen on the rear
- Cosy sitting room opening onto courtyard
- Private, south facing courtyard garden
- Integral garage/store and on street parking

Located just a short walk from the town's amenities with a thriving community as well as regular bus transport, this characterful cottage hides a little bit of a secret. Part thatch, part slate, the cottage has retained much of it's original character both inside and out but once you walk in the front door, it becomes clear that this may not be your usual Grade II listed cottage. Often cottages can be a little dark, maybe with small defined rooms, but not in Sunny Cottage. As the name suggests, a clever design has opened up the inside of this beautiful home to allow plenty of light to flood in from the rear and make some wonderful open living spaces that one wouldn't usually expect in a cottage.





Of course, there's the modern convenience of central heating but the character remains to be appreciated. The whole property is very well presented with neutral décor and a quality finish, one that needs to be seen in person to truly appreciate.

The layout gives an entrance hall with a door to the cosy sitting room with wood burner (currently not used) which can be used as a breakaway from the open spaces to come. There's a door to the rear courtyard too. The main living spaces have been knocked into one larger, zoned room which gives sitting and dining areas and opens into the kitchen to the rear. The cleverly designed kitchen extension has bi-folding doors out onto the courtyard garden and creates a wonderful light, open space. There's a useful utility room and in turn, a door leads to the integral garage which provides fantastic additional storage or hobby space as part of the house.

On the first floor is a pretty and central landing which gives access to the 4 bedrooms and the family bathroom. The principle bedroom has a fantastic en-suite with a large walk in shower. There's another large bedroom over the garage with built in storage and the further 2 bedrooms are a good size. The main family bathroom is a lovely room with a freestanding bath to enjoy a soak with a good book!

Outside, the property benefits from the garage opening onto the street which in turn creates parking directly outside as space needed for the garage access. The



courtyard garden to the rear is very private and a real sun trap being south facing and protected from the wind. It's a great low maintenance space, ideal for pots and easy to look after, a perfect getaway at the end of the day. It's worth noting that there's also additional on street parking locally and a small free car park around the corner.

Agents Note: in the garage is the oil tank (legal) but this would impact the ability to have a car into the garage.

Please see the floorplan for room sizes.

Current Council Tax: D North Devon (2024/25) - £2350.75

Utilities: Mains electric, water, telephone and broadband, plus modern oil tank

Fastest broadband speed within this postcode: Up to 67Mbps (uSwitch)

Drainage: Mains drainage

Heating: Oil-fired central heating (new oil tank and boiler 2021)

Listed: Yes Grade II

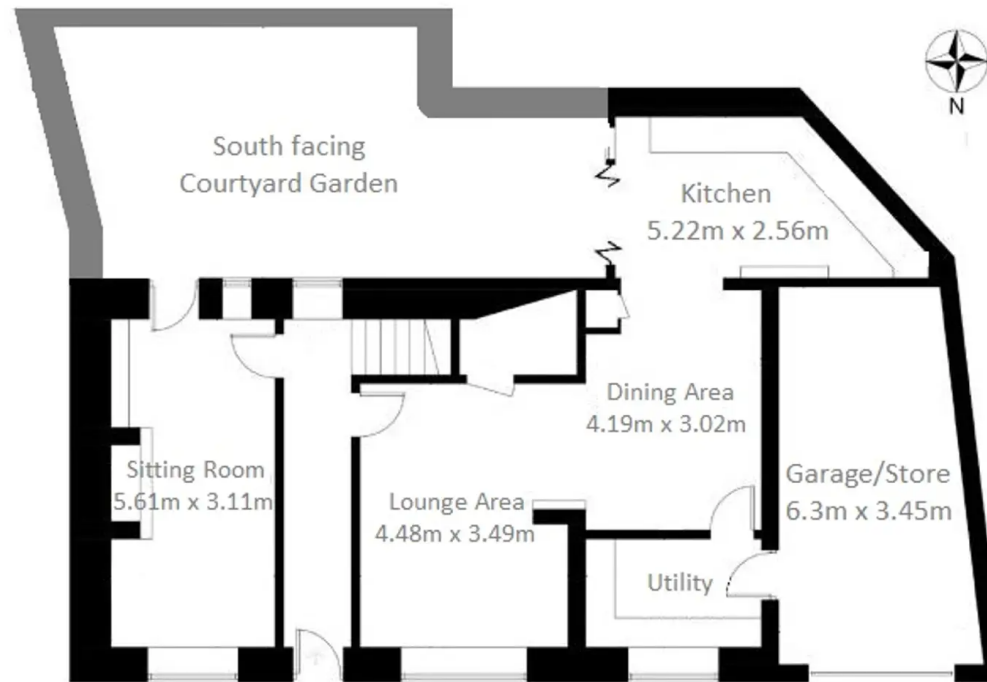
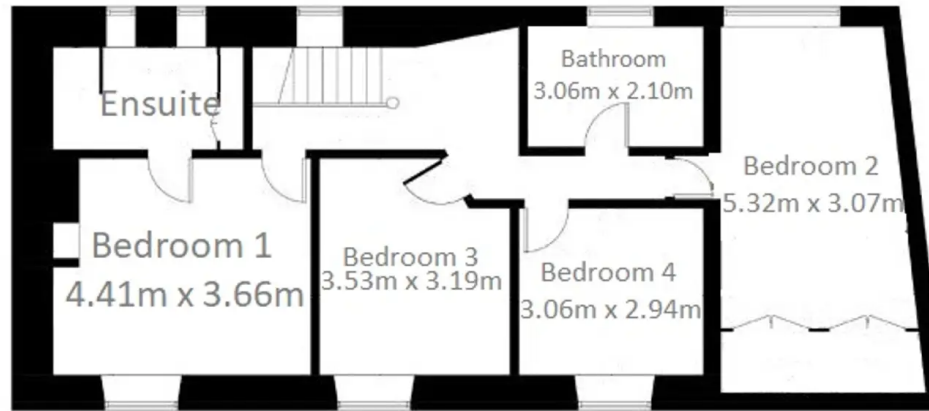
Tenure: Freehold

DIRECTIONS : From Crediton High Street, heads Barnstaple on the A377 passing through Coplestone, Lapford and Eggesford. Take the right turn at Leigh Cross towards Chulmleigh and proceed into the town. When reaching the centre (by the shops/pub), cross the staggered junction into East Street and Sunny Cottage will be on the right.

what3words: ///salary.finishes.sandwich

CHULMLEIGH is a small town on high ground with Saxon origins, it has an impressive range of shops / facilities: a bakery, butchers, deli/café, newsagents with post office, 2 pubs serving food, a bistro, tandoori restaurant, a primary school, Chulmleigh Community College, which ranks highly in the GCSE league tables, a health centre, dentist, library, golf course, two churches, a sports club and more.





Gross internal floor area
 Approx 170sqm or 1830 sqft (inc Garage/Workshop)





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.