



Station House, Eggesford, EX18 7JZ

Guide Price £425,000

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Station House

Eggesford, Chulmleigh, EX18 7JZ

- Unique period railway property
- 3/4 bedrooms and 2 bathrooms
- Beautifully presented
- Income potential (holiday home)
- Dual occupancy (annexe)
- Further potential to create another unit
- Gardens to both ends
- On the Tarka line linking North and Mid Devon

Located on the Tarka Line, the railway line from Exeter to Barnstaple, the station at Eggesford is an attractive stone building which has been given a new lease of life thanks to the current owners. Although the platform is still in use along this single line stretch of railway, the station house was sold off many years ago and has undergone a huge transformation along the way. For those interested in the railways or not, the history of this building is clear to see and it's hard not to fall for its features both inside and out.

The property has been converted into a residential dwelling and could be used as one larger house, or as it has been, to provide the owners with a unique and marketable holiday let within part of the property. A wonderful large panel window has been made and there are separate entrances too so it is a genuine independent unit which could provide an income or indeed act as an annexe to the main house.





Throughout, much care has been taken to ensure the history and character is retained while making it work as a homely and functional place to live. The Station House is Grade II Listed but with much of the initial renovation done, this can be a positive thing. There is an outbuilding which the current owners have begun to convert to create a further letting unit although this work has not been completed, it is there for a new owner to do.

In the main house is a delightful entrance hall with lots of storage and high ceilings. The main living room houses a woodburner and runs front to back with plenty of room and this in turn opens into the kitchen and stairs to the first floor. On the first floor are 3 double bedrooms and the family bathroom. The holiday cottage can be accessed internally via a lockable door or via a separate entrance. This leads to a reception room to be used as the annexe living room or indeed as an extra room for the main house and then onto a very well-designed kitchen area (which could be a utility) and then a 4th bedroom with its own ensuite.

To the outside, there is on street parking to the front. At either end of the property are areas of garden which include a very nice courtyard and at the other end, the part converted outbuilding mentioned above, which could make another letting unit (stp) and has its own access and area of garden.

This is a unique chance to own a rather special property and one that will not only offer flexibility but also income potential and further development opportunities and a great return on investment.



Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon 2024/25- £2064

Approx Age: 1800's

Construction Notes: Stone and brick

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Private drainage

Heating: Electric smart radiators

Listed: Yes – Grade II

Conservation Area:

Tenure: Freehold

EGGESFORD is situated in a most picturesque part of Devon, midway between Exmoor and Dartmoor in the stunning Taw Valley, surrounded by open countryside and woodland with Eggesford Forest, Flashdown and Heywood right on the doorstep providing enchanting walks. Eggesford Station provides regular train services to Barnstaple and Exeter. The towns of Chulmleigh and Crediton are 4 miles and 14 miles away respectively, the village of Winkleigh 3 miles, and the city of Exeter 20 miles.

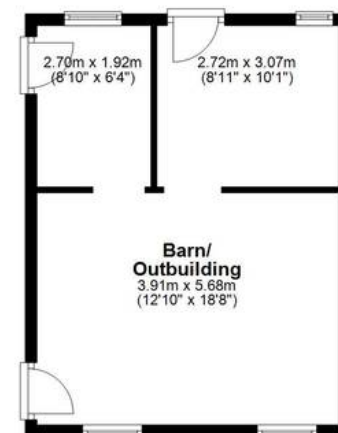
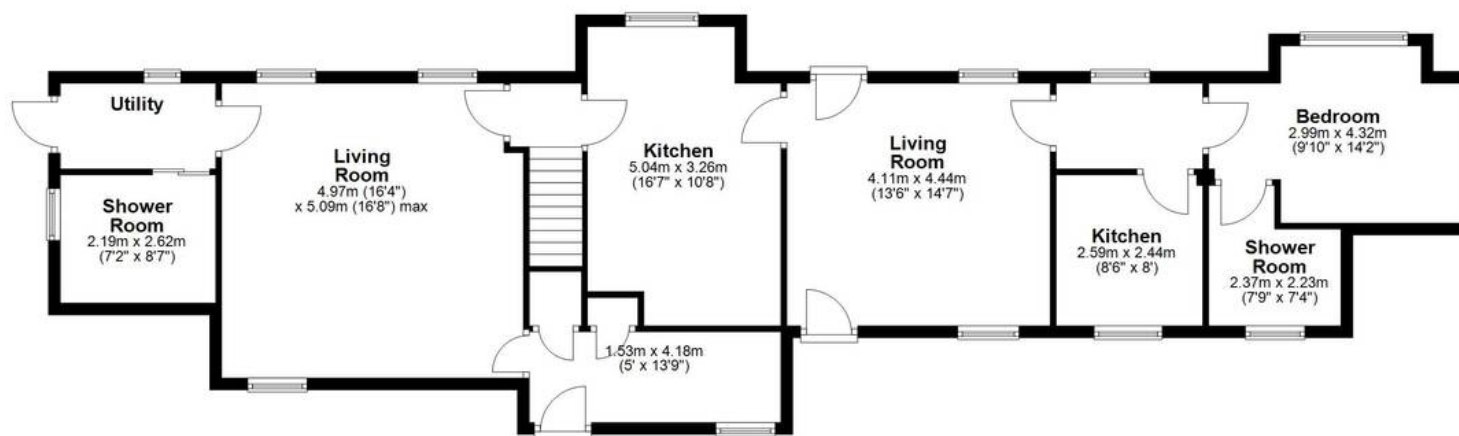
DIRECTIONS : For sat-nav use EX18 7JZ and the What3Words address is [///falters.storage.beginning](#) but if you want the traditional directions, please read on.

From Crediton, head out on the A377 through Copplestone and Lapford until you arrive at Eggesford Station. The property is the old station building on your left. It's the green door marked private.



Ground Floor

Approx. 144.3 sq. metres (1553.8 sq. feet)



First Floor

Approx. 59.3 sq. metres (638.6 sq. feet)



Total area: approx. 203.7 sq. metres (2192.3 sq. feet)

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