



Restharrow, Chawleigh, EX18 7HT

Guide Price **£445,000**

Restharrow

Chawleigh, Chulmleigh, EX18 7HT

- Beautiful semi-rural barn conversion
- Wonderful views over open countryside
- Newly fitted kitchen in last 2 years
- Utility room & downstairs WC
- Sun room with stunning views
- Double garage
- Workshop barn
- Modern uPVC double glazing
- Completely upgraded and in fantastic condition
- 16 solar PV panels

Nestled in the rolling hills between Chawleigh & Lapford, this character barn conversion is in a small group of homes that enjoy stunning views over the Devon countryside. The property has been fully and tastefully upgraded by the currently owners adding in the last few years a new kitchen, uPVC double glazing, new bathrooms, flooring & woodburner.

The kitchen was replaced in 2022 with shaker style units, integrated dishwasher, fridge & freezer along with a quooker hot water tap. The good sized island has power and storage underneath, a door leads to the utility area which has space for a washer/dryer and sink, there is access to the garden from here and a downstairs WC. The conservatory/sun room has plenty of room for a table and sofa and is a place to sit, relax and enjoy the beautiful garden and wonderful views. The lounge has a woodburner & double doors leading outside. This room is a lovely social area with a warm comfortable feel.





Upstairs the master bedroom has the full benefit of the views along with a fitted wardrobe and ensuite shower room. The family bathroom has a white suite bath with shower over and has recently been tastefully re-fitted. The 2nd bedroom also enjoys the views and has a fitted wardrobe. The 3rd bedroom is a single which could also be utilised as a study or playroom.

The central heating is oil fired and a new boiler and radiators have been fitted in the last couple of years, the 16 solar panels on the barn provide a good return. The drainage is provided by a shared private treatment plant.

Outside to the front is a patio area perfect for outdoor dining, a lovely lawned area with flower, tree and shrub borders with the bottom section being left open to really enjoy the views over the countryside. There is a summer house at the end of the lawn which gives a perfect place to relax and enjoy those views. A variety of outbuildings are to the side including log store, garden shed and bin store, this area has power and lighting. The property is accessed by a shared lane which leads up to a double open fronted barn for parking with a good sized workshop behind. There is power and lighting in here too. A further lawned area is on the north side of the property with shrub and tree borders.



Please see the floorplan for room sizes.

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

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Standard 12mbps

Drainage: Shared private treatment plant

Heating: Oil fired central heating, Solar PV

Listed: No

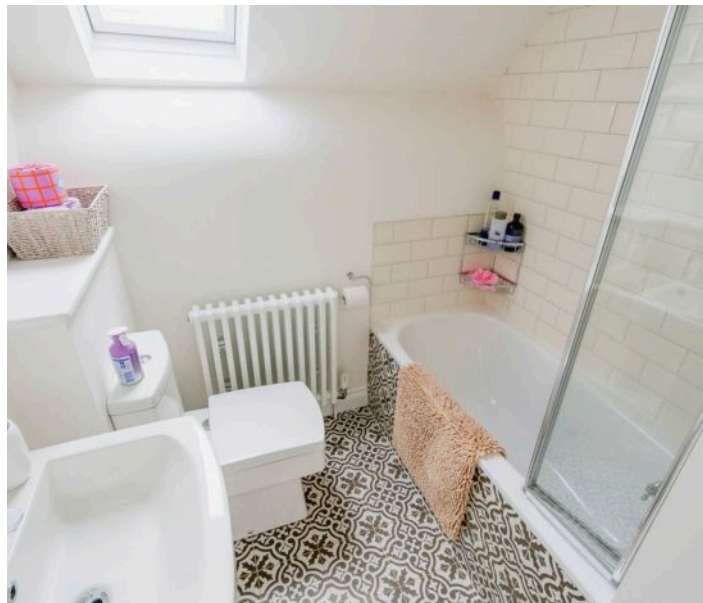
Conservation Area: No

Tenure: Freehold

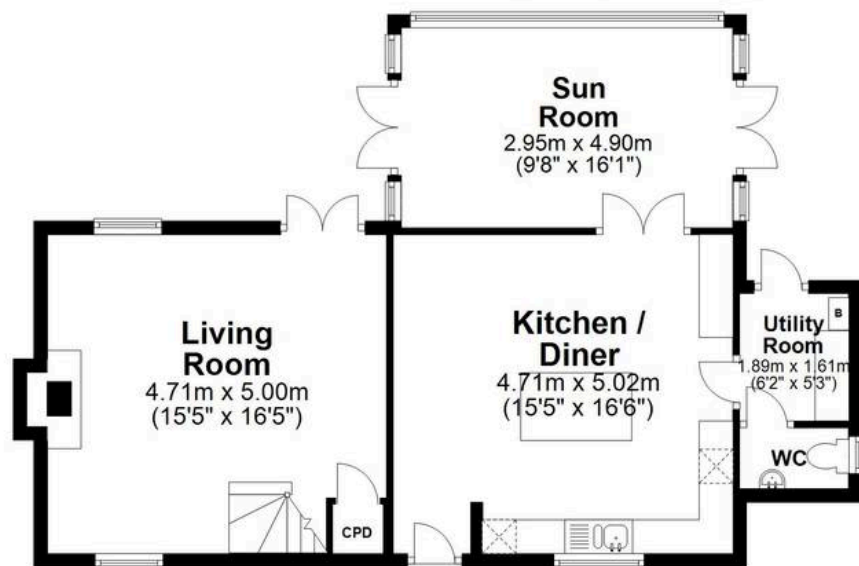
CHAWLEIGH, positioned almost equidistant between Exeter and Barnstaple, is ideal for those seeking the tranquillity of a pretty Devon village with easy access to some of the county's larger towns. The village has a pub and a shop with Post Office for everyday essentials, for a larger set of facilities the market town of Chulmleigh is 2 miles away. The village offers a variety of activities and events for parishioners while, for a fresh-air fix, Eggesford Forest is a couple of miles away giving super walking and riding opportunities. Eggesford also has a station for trains to Barnstaple and Exeter, overlooking the tracks is an independently-run café and farm shop.

DIRECTIONS : From the A377 take the Lapford turning & proceed on this road all the way up through the village, once leaving the village continue on for 1.5 miles towards Chawleigh & the driveway to Restharrow will be found on your left, marked by a Helmores Board.

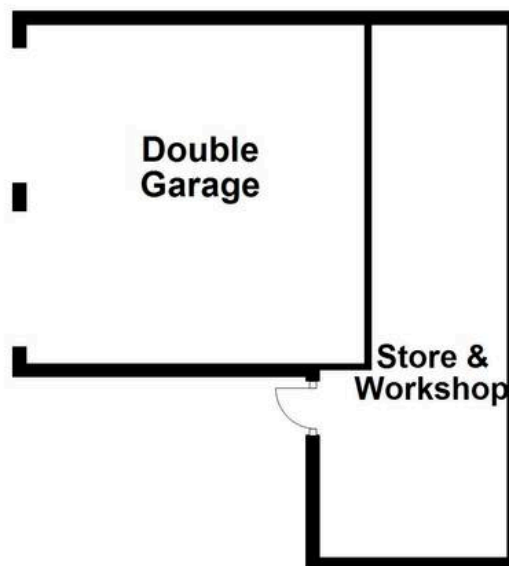
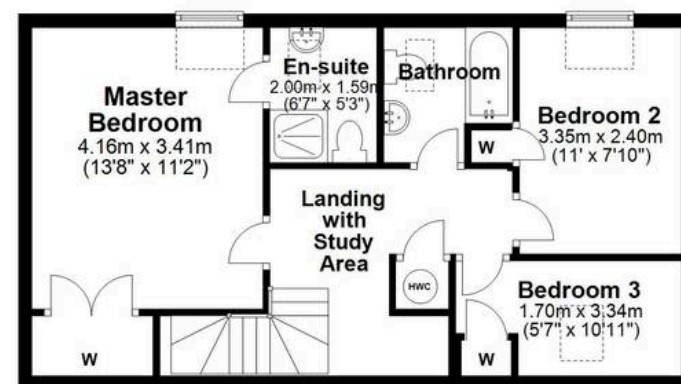
What3words: incur.pinchess.documents



Ground Floor
Approx. 67.6 sq. metres (727.3 sq. feet)



First Floor
Approx. 49.4 sq. metres (532.2 sq. feet)



Total area: approx. 117.0 sq. metres (1259.5 sq. feet)



Helmores

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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.