



**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

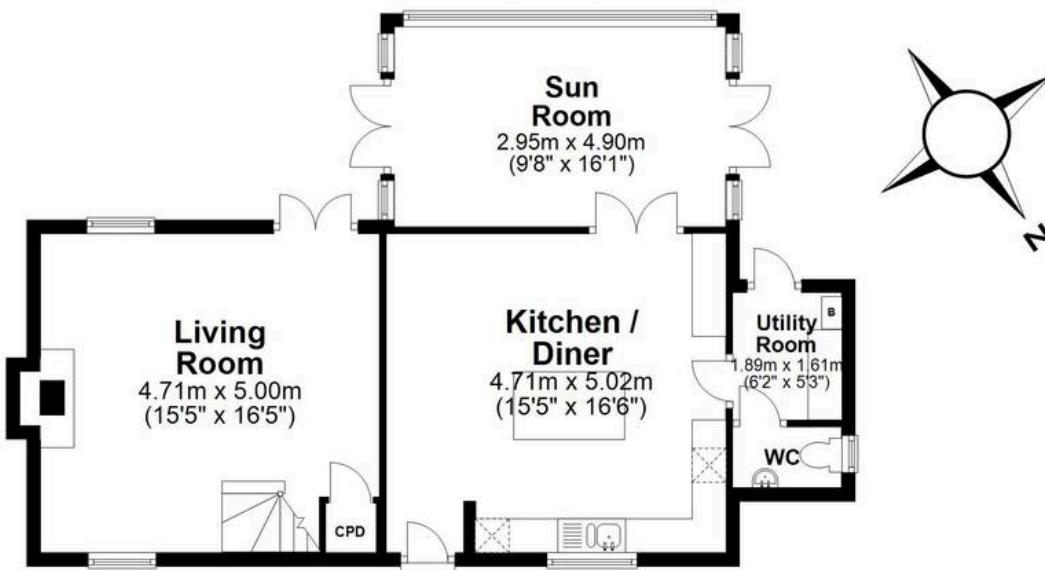
**CHAWLEIGH**, positioned almost equidistant between Exeter and Barnstaple, is ideal for those seeking the tranquillity of a pretty Devon village with easy access to some of the county's larger towns. The village has a pub and a shop with Post Office for everyday essentials, for a larger set of facilities 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.

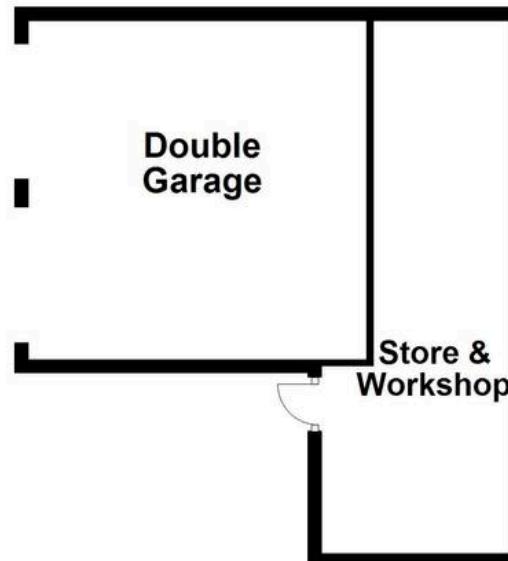
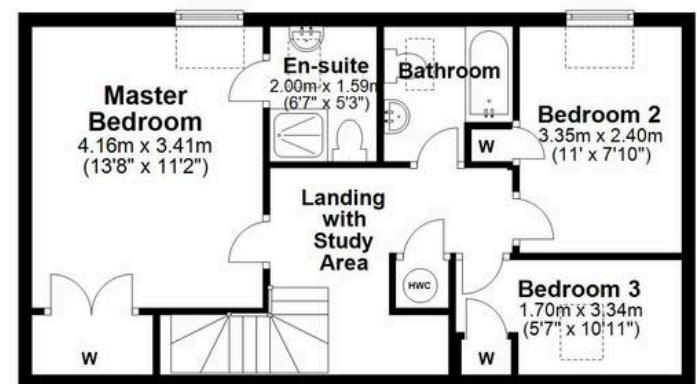
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**Ground Floor**  
Approx. 67.6 sq. metres (727.3 sq. feet)



**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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