



STAGS

Roundhouse Barn

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Cheldon, Chulmleigh, EX18 7JB

Chawleigh 2 miles Chulmleigh 4 miles South Molton 9 miles

- 24' Sitting Room
- Dining Room
- Study
- Kitchen and Utility
- 3 Double Bedrooms (1 En-Suite)
- Bathroom
- Large Gardens and Garage
- Total About 0.75 acres

Guide price £625,000

SITUATION

Roundhouse Barn is set in a magnificent position on the edge of the small rural village of Cheldon set in the heart of glorious and unspoilt mid Devon countryside and overlooks the Little Dart valley. The village of Chawleigh is approximately two miles and offers a church, shop and public house. The small town of Chulmleigh lies about four miles away and has an excellent range of amenities including a health centre, dental surgery, schools for all age ranges, library, church, public house, restaurants, short golf course and a good variety of shops.

The market town of South Molton lies about nine miles to the north and has a full range of social, shopping and banking amenities and good access to the A361.

The A361 (North Devon Link Road) is about nine miles at Moortown Cross and provides excellent access to Tiverton and the M5 (J27) and also Tiverton Parkway railway station on the Paddington line.

DESCRIPTION

The Roundhouse Barn was converted from an original threshing barn and round house in the mid 1990s to a very spacious and appealing home. The round house now provides a magnificent, vaulted sitting room with a large stone fireplace and a mezzanine floor above. The property will be found to be in good decorative order also benefits from oil fired central heating and double glazing. The barn is complemented by large, south facing gardens that take full advantage of the views across the valley.

GROUND FLOOR

Part glazed door into HALL with beamed ceiling and plenty of under stairs storage cupboards and a CLOAKROOM with close coupled WC and wash basin. The hall opens into the DINING ROOM with part tiled floor, beamed ceiling and two sets of double doors leading out into the front and rear gardens. A stone archway leads into a dedicated STUDY with bespoke fitted furniture including shelving, low level cupboard and desk. From the dining hall another stone



A spacious barn conversion with superb views set on the edge of a small rural village





archway leads through to the KITCHEN with tiled floor, fine views and fitted with a range of modern units with integrated dishwasher, AEG double oven and hob with hood over, work top with tiled splashback and 1½ bowl sink unit with mixer tap. Matching wall mounted cupboards, display shelving and tall larder unit. The adjacent UTILITY ROOM has a tiled floor and plenty of space for appliances, plumbing for washing machine, Belfast sink on a brick plinth and oil fired boiler for domestic hot water and central heating.

Returning to the hall, double doors lead into the impressive ROUNDHOUSE SITTING ROOM with a vaulted ceiling with impressive main beam and views over the garden and beyond. There is a large, deep stone fireplace with villager wood burning stove and beam over and doors to the gardens. The ground floor BEDROOM 1 is a double room with glazed double doors to outside, built in triple wardrobe and an EN-SUITE with large tiled walk in wet room shower, pedestal wash basin, close coupled WC and bidet.

FIRST FLOOR

Stairs lead up from the dining room to the spacious GALLERIED LANDING overlooking the sitting room. BEDROOM TWO is a double room with fine views, fitted wardrobes and under eaves storage. The BATHROOM is fitted with a modern suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin, heated towel rail, close coupled WC and bidet. Under eaves storage. BEDROOM THREE is also a double room with built in wardrobe and under eaves storage.

OUTSIDE

The property is approached over a gravelled access drive which leads into a brick paved parking and turning area to the side of the barn. Set in part of a neighbouring building is a GARAGE 16' x 13' with power and light.

The landscaped, south-facing gardens are a particular feature of the property and take full advantage of the fine views across the valley. The gardens include well stocked borders, raised flower and shrub beds, patio areas, sweeping lawns and an attractive pergola with climbing roses and an ancient pathway planted with various wild flowers. At the bottom of the garden there is an area planted with native trees.

In total the property extends to about THREE QUARTERS OF AN ACRE.

VIEWING

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

DIRECTIONS

From the A361 at Moortown Cross (approximately half way between Tiverton and South Molton) take the turning signposted to Rose Ash. After about half a mile turn left signed to Meshaw, Witheridge and Chulmleigh. Continue on this road going straight across at the crossroads of Batsworthy, Gidley and Burrow. From the latter, continue for a further 2.5 miles and turn left at Cheldon Cross signed to Lapford and Cheldon. Continue for just over a mile and take the next right turn towards Cheldon. Continue into the village and at the right hand bend next to the Church turn left and keep left at the fork in the driveway. The property will be found soon after.

SERVICES

Mains electricity and water, private drainage system. Oil fired central heating via radiators.





These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
Less energy-efficient - lower running costs			
20-40%	A		
15-20%	B		
10-15%	C		73
5-10%	D		
0-5%	E	50	
	F		
	G		
Not energy-efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

