



## Sharlands

East Street, Chulmleigh, Devon EX18 7DD

- Recently Re-thatched character cottage
- Four Bedroom Accommodation
- Off-Road Parking
- Pretty Cottage Garden

Guide Price ~ £335,000



THE KEENOR ESTATE AGENT



**SITUATION** Chulmleigh is a small but busy town set in the heart of rural Devon. It is the centre for an active and friendly community and offers a good range of local shops including a butcher, bakery, dairy, newsagent, hardware store etc, along with the excellent Chulmleigh Academy offering schooling from the ages of 3 to 16 years of age, health centre, dental surgery, Post Office, bank, churches, library, two public houses and a community run Sports Centre running many popular sports clubs and societies including gym, table tennis, badminton and judo clubs. There is also a short 18 hole golf course in the centre of the town. The larger towns of South Molton to the north and Crediton to the south both offer a more comprehensive range of facilities and the local railway station at Eggesford, 2 miles, provides a rail link between Exeter and Barnstaple. Road link is via the A377 or the North Devon Link Road, which can easily be accessed at South Molton. Barnstaple, North Devon's regional centre, and the Cathedral and University city of Exeter both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are both approximately forty-five minutes drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with further Leisure Centres at South Molton, Tiverton, Crediton and Barnstaple, near-by tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, further near-by golf courses at Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and watersports on North Devons scenic and rugged coastline, being approximately three-quarters of an hours drive.

**DESCRIPTION** Sharlands is a substantial Grade II Listed character cottage situated towards the outskirts of

Chulmleigh but still convenient for all the shops and services. The property is of traditional stone and cob construction with rendered and colour washed elevations under a recently replaced (2016) thatched roof. Internally the house offers spacious and well laid out family accommodation with all the character and charm one would expect from a property of this style and period including the original exposed stone fireplace in the Sitting Room housing a multi-fuel stove with inset heavy beam over, traditional multi-pane windows throughout and heavy exposed beams in many of the rooms, whilst modern additions include oil-fired central heating. The accommodation is arranged over two floors briefly comprising on the ground floor a Sitting Room, an Office, a Rear Hall/Garden Room, a Shower Room and a good sized Kitchen/Dining Room. On the first floor there is a are two good sized double bedrooms, a third single bedroom and an internal room which the current owners use as a double bedroom but could easily be used as an office. Outside and to the side of the house there is off-road parking for at least one car allowing access to the cottage garden at the rear of property, which is of a good sized with two shallow lawned terraces and a gravel and paved area, immediately to the rear of the cottage creating a lovely Summer seating area and an ideal site for flower pots and planters. Overall Sharlands offers the opportunity for a spacious, individual and characterful family home situated in a small popular North Devon town with parking and pretty cottage gardens.

**ENTRANCE** From East Street concrete and cobbled steps lead up to the original Front Door opening into the Entrance Hall with board doors off to the Office & Sitting Room and a heavy Rear Door with inset glass light opening into the Rear Hall/Conservatory. On one side are the electric meters and fuse boxes, central ceiling light and part painted panel walls.

**OFFICE/BEDROOM 4** with traditional multi-pane window to the front with deep display sill, beamed ceiling, smoke



alarm, telephone point and two tracks of spotlights. On one side is a Victorian style tiled fireplace housing an open grate with stained wood surround and mantle. At the rear of the room is some recessed display shelving.

**SITTING ROOM** A lovely character room with traditional multi-pane window to the front overlooking East Street with deep display sill and radiator below. On one side is the original exposed stone fireplace on one side housing a multi-fuel stove with stone hearth and inset heavy beam over. The Sitting Room also benefits from a traditional heavy beamed ceiling, a further radiator, a TV point, two double wall lights, a single wall light and a pendant light. On one side a feature low door opens into the

**INNER HALL** with stairs to one side leading to the First Floor Landing, doors to the Shower Room and Kitchen and a heavy Rear Door with inset glass light leading into the Rear Hall/Conservatory, central ceiling light.

**SHOWER ROOM** with matching coloured suite comprising a fully tiled shower cubicle housing 'Mira Sport' electric shower with wall mounted shower attachment on a riser; a low level WC; and a pedestal wash hand basin with tiled splash backs. On one side is a small recessed window overlooking the parking area with slate sill and radiator below. The Bathroom is finished with two wall lights

**KITCHEN/DINING ROOM** A lovely and spacious country Kitchen fitted with a range of pine fronted units on one side under a roll top work surface with tiled splash backs including and incorporating a one and a half bowl single drainer sink unit with mixer tap set below an internal window to the side looking into the Conservatory with double spot lights over. The Kitchen also benefits from a wall mounted recessed double glass fronted display cupboard, space and plumbing for a dishwasher and space and points for a fridge and an electric cooker. In the centre of the room there is a useful peninsular breakfast room set under a matching roll-top work surface and incorporating a further range of pine fronted storage cupboards. At the end

of the room there are two multi-pane windows overlooking the garden, both with deep display sills. On the other side of the breakfast bar there is a good sized dining area with centre light over, recessed display shelving to one side, TV point. In one corner is the original fireplace housing the 'Grant' oil fired boiler providing domestic hot water and servicing radiators with central heating and hot water control panel to one side and inset heavy beam over. The Kitchen is finished with seven inset ceiling down lighters, and an extractor fan. Returning to the Inner Hall a door opens into the

**REAR HALL/CONSERVATORY** providing ample coat hanging space with fully uPVC double glazed French Doors to the rear overlooking and leading out to the Garden and triple polycarbonate roof. On one side there is a walk-in Utility Room with space and plumbing for a washing machine, space and points for a tumble dryer and a freezer with a range of storage shelving to one side, a track of three ceiling spot lights. At the rear a door returns to the Inner Hall, stairs split and lead to two

**FIRST FLOOR LANDINGS** To the right there is landing area with doors to Bedrooms 1 & Internal Bedroom 2 with a multi-pane window to the rear overlooking the Garden, beamed ceiling and central ceiling light, whilst to the left there is a larger area of landing with doors to Bedrooms 3 & 4 and the Bathroom with multi-pane window at one end, hatch to roof space, beamed ceiling and wall mounted light and attractive display niche.

**BEDROOM 1** A large double bedroom located at the rear of the house with multi pane window overlooking the garden, radiator, central ceiling light and exposed roof timbers.

**BEDROOM 2/STUDY** An internal room which the current owners use as a double bedroom with a central ceiling light hatch to roof space and radiator. In one corner is a built-in wardrobe fitted with hanging rail, whilst in the opposite corner there is a pedestal wash hand basin with tiled splash backs.











**BATHROOM** fitted with matching white suite comprising a low level WC; an enamel panel bath with side handles and stainless steel taps and a built-in vanity unit with tiled splash backs; stainless steel pillar taps and cupboard below. The bathroom also benefits from a shaver point, central ceiling light and a multi-pane window to the rear overlooking the garden with deep display sill.

**BEDROOM 3** A good sized double room with multi-pane window to the front overlooking East Street with deep display sill and radiator below whilst in one corner is a built-in cupboard fitted with shelving, central ceiling light and exposed beams.

**BEDROOM 4** A smaller double bedroom with part sloping ceiling, multi-pane window to the front with deep display sill, hatch to roof space, central ceiling light.

**OUTSIDE** From East Street, a cobbled and concrete path gives access to the Front Door, whilst to one side there is a concrete drive providing parking for at least one car and gives access to the pretty cottage Gardens at the rear of Sharlands. Immediately to the rear of the house there is a concrete Patio giving access to the French Doors into the Rear Hall/Conservatory and creating a lovely Summer Seating area. From the patio, steps lead up to a gravelled area which is an ideal site for flower pots and planters whilst beyond the gravelled area are a series of terraced lawns which are interspersed with mature trees and shrubs, creating a really lovely feature. Overall the garden is of a good size, gently sloping and mostly private creating a really super addition to the property.

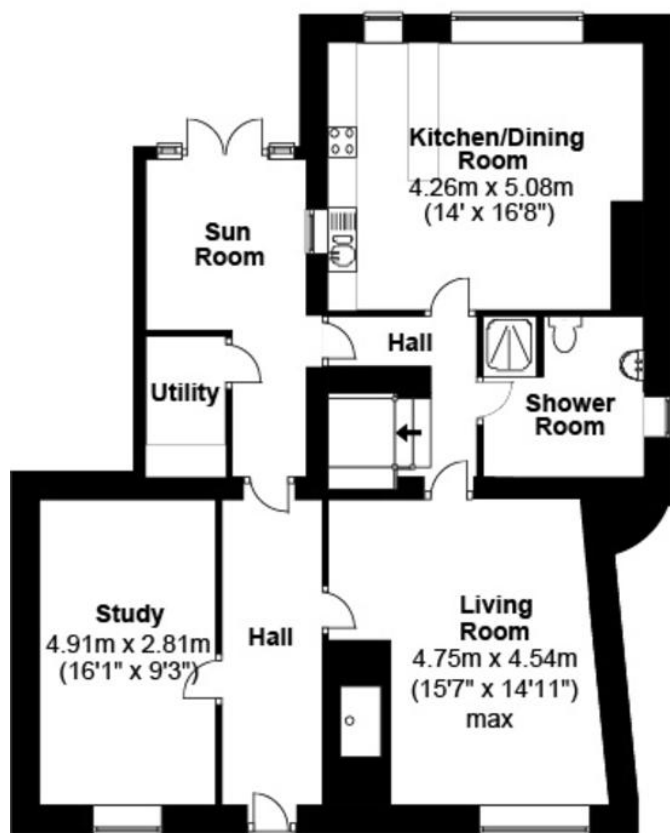
**SERVICES** Mains electricity, mains water and mains drainage. Oil Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations.

**DIRECTIONS** From our office in the centre of Chulmleigh,

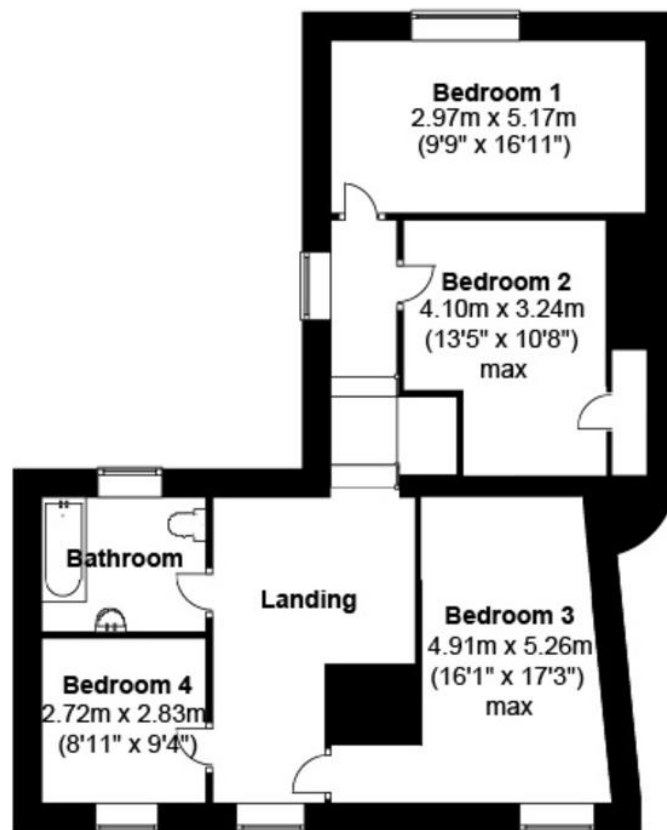
proceed down East Street and Sharlands will be found on the right hand side opposite Langley Lane.

**VIEWING** Strictly by appointment through the agent  
Out of Office Hours - Please Call 01769 580024 or E-Mail [enquiries@keenors.co.uk](mailto:enquiries@keenors.co.uk)

## Sharlands



**Ground Floor**



**First Floor**

### COUNCIL TAX BAND

Tax band E

### TENURE

Freehold

### LOCAL AUTHORITY

North Devon District Council

### OFFICE

Bonds Corner House  
Fore Street  
Chulmleigh  
Devon  
EX18 7BR

**T:** 01769 580 666

**E:** [enquiries@keenors.co.uk](mailto:enquiries@keenors.co.uk)

**W:** [www.keenors.co.uk](http://www.keenors.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements