



North Week Farmhouse



North Week

Week, Chulmleigh, Devon, EX18 7EE

Chulmleigh 4 miles South Molton 6.5 miles Tiverton 16 miles

An attractive and superbly presented period farmhouse

- Hall
- Kitchen/Dining Room
- Utility/Boot Room
- Living Room and Snug
- 3 Double Bedrooms (1 En-Suite)
- Bathroom
- Useful Stone Barn
- Large Rear Garden

Guide price £495,000

SITUATION

North Week Farmhouse is set in a quiet and peaceful rural location, hidden away yet accessible to the market towns of South Molton and Tiverton as well as the M5 at Junction 27.

The small town of Chulmleigh is four miles away, and offers a range of shops, a health centre and schooling to secondary level with the school bus pick up point at the bottom of the farm lane at Week Cross. The local market town of South Molton is about 6.5 miles and has a more comprehensive range of shops, banks and schooling, a supermarket as well as weekly livestock and farmers markets and the nearby independent West Buckland School, for which a school bus pick up point is two miles away at Gidley Cross.

The A361 (North Devon Link Road) can be accessed within 7 miles and provides a link to the M5 motorway at Junction 27 and Tiverton Parkway rail station with mainline services to London Paddington.

DESCRIPTION

North Week Farmhouse is an attractive period farmhouse forming part of a quintessential Devon farmstead. Of stone and cob construction under a thatched roof, the house offers 2,314 sq ft of sympathetically improved accommodation yet retains its character throughout. It is worth noting that whilst the property is full of traditional features and charm, it is not listed.

ACCOMMODATION



A part glazed solid front door leads into the wide cross-passage entrance hall, with a flagstone floor and doors through to the sitting room and the kitchen/dining room, door to the rear and stairs rising to the first floor.

The DINING ROOM has a wood floor, stone inglenook fireplace with beam over, a bread oven and a slate hearth. This room is open into the KITCHEN with a tiled floor, a range of fitted kitchen units with a solid oak worktop and incorporating a Belfast Sink. A door leads through to the BOOT ROOM/UTILITY which also has a tiled floor and space for modern appliances and a door to a CLOAKROOM. The dual aspect LIVING ROOM has a striking stone inglenook fireplace with wood burner and bread oven. A door leads through to the SNUG, which could also be used as a playroom.

On the FIRST FLOOR the spacious LANDING has a vaulted ceiling with exposed roof timbers and original beams and a space to create a fourth bedroom or study if required. BEDROOM 1 has an EN-SUITE with a shower, wash basin and wc. BEDROOM 2 has exposed timbers and BEDROOM 3 has a Victorian style fireplace and a built-in cupboard to one side. The BATHROOM is fitted with a modern suite including an oak panelled bath with a shower over, wc, wash basin and airing cupboard.

OUTSIDE

Included is the majority of a very useful STONE BARN set across from the front of the house. To the rear is there is a large, mainly lawned garden with an outlook across adjoining farmland. The whole property amounts to about 0.45 ACRES.

SERVICES

Mains water (shared) and electricity. Private drainage (septic tank shared with South Week). Oil-fired central heating via radiators.

VIEWING

Strictly by confirmed prior appointment with Stags on 01769 572263.

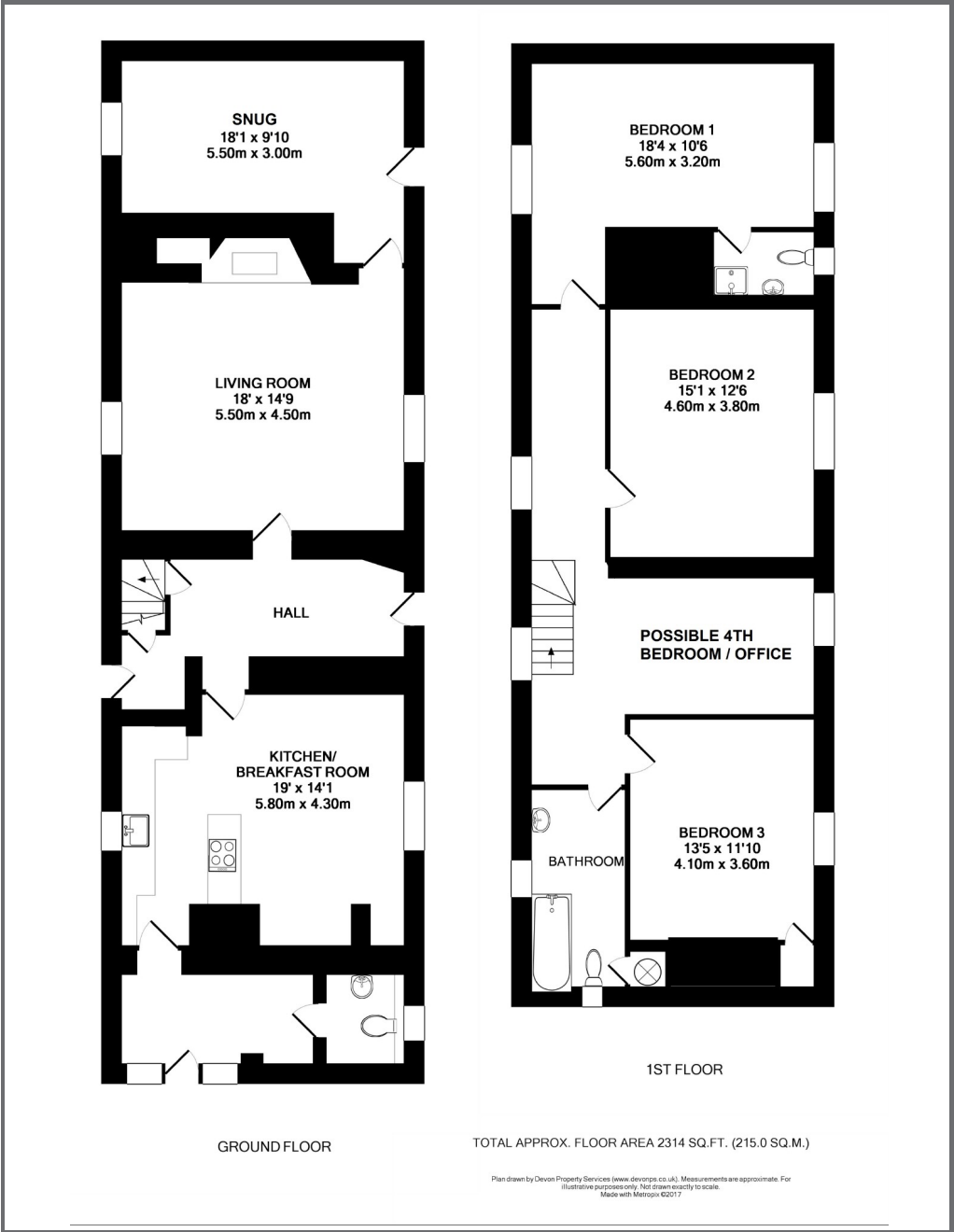
DIRECTIONS

From South Molton take the B3137 south towards Witheridge. Continue on this road passing through the villages of Alswear and Meshaw and then at Gidley Cross take the right turning signed to Chulmleigh. At the next crossroads (Burrow Cross) go straight on, continue for about 1.75 miles and at Molland Cross, turn right signposted to Week. Follow this lane for 900 yards and turn right at Week Cross. Follow the entrance road for a short distance and North Week will be found on the left.

From the M5 and Tiverton Parkway Railway Station: Exit the M5 at junction 27 and take the North Devon Link Road (A361) west towards Tiverton. Continue for about 16 miles and turn left at Moortown Cross signposted to Rose Ash, Ash Mill and Bishops Nympton. After about half a mile turn left towards Chulmleigh. Continue for about 5 miles, crossing straight over three crossroads (the third of which is Burrow Cross) and follow the directions as above.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		76
D	(55-68)	62	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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