The Old School House
Egypt Lane, Chulmleigh, EX18 7BT

- Stunning Detached Family Home
- 3/4 En-suite Double Bedrooms
- Pretty Cottage Garden
- Internal oak joinery throughout

Guide Price ~ £550,000
DESCRIPTION A stunning DETACHED property built in 2015 within the existing footprint and using reclaimed stone from the former old School House which originally stood on site. Situated on a quiet lane within 5 minutes walking distance from the centre of Chulmleigh, this most attractive 3/4 BEDROOM family home offers beautifully presented, spacious and well laid out accommodation, including an open plan Kitchen/Dining/Living Area, Utility Room, separate Living Room, Shower Room, 3 En-suite Bedrooms, Study/Bedroom 4 and internal oak joinery throughout with internal bespoke shutters in each of the Bedrooms and En-suites. Outside there are well maintained GARDENS with two separate Workshops and ample OFF ROAD PARKING. Viewing highly recommended.

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, florists, hairdressers 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, churches, library, two public houses and a community run Sports Centre and a short 18 hole golf course. The market town 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 Egglesford, 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 MS 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 a range of 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 Devon’s scenic and rugged coastline, being approximately three-quarters of an hour’s drive.

ENTRANCE From the quiet country lane a concrete path leads up to a fully glazed oak framed wooden front door, opening into the

OPEN PLAN KITCHEN/DINER/LIVING AREA A beautifully appointed open plan room featuring full length oak framed double glazed French Doors along one side together with a full length casement with windows opening out and overlooking the front of the property and allowing plenty of natural light. The open plan living area benefits from LED inset ceiling downlighting throughout, porcelain tiled flooring throughout with underfloor heating and electronically controlled thermostat at one end.

KITCHEN AREA: with a range of ‘soft close’ solid oak ‘Fired Earth’ coloured units to one side under a slate top worksurface and patterned tiled splashbacks, including and incorporating a four oven ‘NIGHTSTORE’ Aga (AGENTS NOTE: Aga available by separate negotiation) with black stainless steel hooded extractor fan over set between matching wall cupboards. To one side there is space and plumbing for a fridge/freezer and to the other side is a useful under-stair food storage cupboard. Kitchen also benefits from an island, fitted with a range of solid oak ‘Fired Earth’ coloured units under a white ‘Caeserstone’ marble top worksurface, including and incorporating a ceramic Belfast sink with chrome ‘swan neck’ mixer tap over, space and point for a freestanding dishwasher and useful seating with space for two barstools at one end and double pendant lighting over.

DINING AREA with space for a eight seater dining table and chairs, oak framed beam over incorporating a point for an overhead pendant light, tiled flooring continued through from the Kitchen. The Dining Area gives access to the

LIVING AREA featuring a double sided ‘Woodwarm’ woodburner (woodburner can also be accessed from the separate Living Room) with red brick surround, heavy inset oak beam over and slate tiled hearth. To one side recess oak shelving provides useful storage with TV point and wood storage underneath. In one corner two steps lead through an solid oak plank door into the

LIVING ROOM With solid oak ‘A’ frame and solid oak double glazed bi-fold doors overlooking and leading out to the garden and patio area at the front of the property with full length casements alongside and in one corner, allowing plenty of natural light. On one side two further windows overlook the garden. Living Room also benefits from the double sided woodburner with slate hearth and inset oak beam over, which can be accessed on the other side from
the open plan living area, space and point for tv, pendant lighting, engineered oak flooring with underfloor heating and electronic thermostat control on one side.

Returning to the open plan Kitchen/Diner/Living area, an oak door leads through to a STUDY/BEDROOM 4 with solid oak double glazed French doors overlooking and leading out to the front of the property. TV and telephone points, tiled flooring with underfloor heating, electronic thermostat control, inset LED ceiling downlighters. In one corner an oak door leads through to the CLOAKROOM/SHOWER ROOM A ‘Jack and Jill’ style cloakroom with a matching white suite comprising a fully tiled walk-in shower with mixer rain style chrome shower and separate shower attachment on a riser, glass shower screen, low level WC, pedestal wash hand basin with stainless steel taps and tiled splashbacks. Cloakroom is finished with tiled flooring, LED inset ceiling downlighters, extractor fan and towel rail. To one side an oak framed double glazed window with internal wooden shutter overlooks the side of the property. In one corner a door leads into the UTILITY ROOM With partially tiled walls and matching cream coloured modern units to one side under a roll top worksurface with tiled splashbacks and matching wall cupboards over, including and incorporating a single drainer stainless steel sink unit with mixer tap and tiled splashbacks. Utility Room also benefits from an integrated ‘ZANUSSI’ electric oven and inset four ring gas hob with stainless steel extractor fan over, inset ceiling downlighters, tiled flooring, space and plumbing for a washing machine. In one corner an oak framed partially glazed door leads out to the side of the property.

Returning to the open plan area, a solid oak staircase with handrail to one side leads up to the FIRST FLOOR LANDING A good sized area with engineered oak flooring and doors off to all Principal Rooms, inset LED ceiling downlighters. At one end a cupboard houses the ‘MEGAFLOW’ pressurised hot water cylinder and ‘HEATREA SADIA’ electric boiler and control panels. Landing is finished with two velux windows in the roof allowing plenty of natural light, mounted ornamental wall lights and a useful space which could be used as an additional study area.

PRINCIPAL BEDROOM & DRESSING ROOM A lovely Double Bedroom being dual aspect with a feature arch window and oak sill under overlooking the front of the property and a further window again with oak sill overlooking the garden at the side. Inset LED ceiling downlighting, space and point for a wall mounted TV, ornamental radiator and carpets. To one side an oak door leads through to a DRESSING ROOM with small oak framed window overlooking the side of the property, inset ceiling downlighters. Returning to the bedroom, in one corner an oak framed opening leads through to the...
EN-SUITE SHOWER ROOM with matching white suite comprising a fully tiled walk-in shower cubicle and thermostatically controlled shower, low level wc, pedestal wash basin with stainless steel mixer tap, inset LED ceiling downlighters, small oak framed double glazed window with internal shutter overlooking the side of the property, heated towel rail, lino flooring.

OUTSIDE From the Front Door a paved path leads to the concrete parking area with parking for at least four cars and a cedar cladded workshop/garage measuring approximately 17'8" x 10' with double doors at one end and uPVC double glazed pedestrian door to one side and uPVC double glazed window. Beyond the workshop there is a useful wooden log store and lower garden area which is mainly laid to lawn with flower bed to one side and a patio area creating a lovely summer seating area and an ideal site for flowerpots and planters. Beyond the patio area, a pathway leads up some steps to a further lawned garden area bordered with flowerbeds and further slated stone workshop being of an unusual triangle shape with uPVC double glazed doors to either side and a small matching feature window, workshop is finished with slabbed flooring and would make an ideal garden room/office/workshop. Returning to the lawned area a further path down one side leads down some further steps to the lower lawned area and around to the front of the property.

SERVICES Mains electricity, mains water and mains drainage. Telephone connected subject to BT regulations.

VIEWINGS Strictly by appointment through the agent. Out of Hours Please Call 01769 580024
**EPC TO FOLLOW**

**COUNCIL TAX BAND**
Tax band E

**TENURE**
Freehold

**LOCAL AUTHORITY**
North Devon District Council

**OFFICE**
Bonds Corner House
Fore Street
Chulmleigh
Devon
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