



NR CHULMLEIGH

Bridge Reeve, EX18 7BD

Offers In Excess Of ~ £100,000

- Grade II Listed Character Cottage
- Lovely River Valley Views
- Cottage Garden
- In need of full renovation



THE KEENOR ESTATE AGENT



SITUATION Bridge Reeve is a small hamlet situated on the River Taw approximately a quarter of a mile from the A377 Exeter/Barnstaple main road. The nearby village of Chulmleigh is about 1/2 a mile away and 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 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 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 Devons scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION Taw View Cottage is a Grade II Listed detached cottage situated in a quiet semi-rural location overlooking the River Taw approximately a quarter of a mile from the A377 Exeter to Barnstaple main road. The cottage is of traditional stone and cob construction under a thatched roof with rendered and colour washed elevations, with a further stone and cob single storey addition to one side under a sheeted roof formerly The Old Forge, with a separate stone & cob storeroom attached to the side. Taw View Cottage has been occupied by generations of the same family for over 100 years and is now in need of full renovation and modernisation, subject to the necessary planning permissions and

listed building consents. The property also requires a new sewerage treatment plant. Internally the current accommodation is arranged over two floors and briefly comprises a Sitting Room with original stone fireplace, a Dining Room, and a Kitchen/Rear Hall, whilst on the first floor there are three small walk-through bedrooms. The adjoining Old Forge is currently a single storey storage barn, but it could easily be incorporated into the accommodation, together with the storeroom, subject to necessary planning permissions and listed building consents. Outside and to the rear is a cottage garden. (AGENTS NOTE: This property is in a flood area).

ENTRANCE From the road a step and door open into the

SITTING ROOM with window to the front and original stone fireplace at one end with inset heavy beam over. On one side a door opens into the Dining Room whilst in one corner a further door opens onto stairs leading to the First Floor.

DINING ROOM with window to the front and door to one side into the Kitchen/Rear Hall

KITCHEN/REAR HALL A narrow single storey room which provides a link between the cottage and the forge with half glazed Back Door out to the rear garden, door into The Old Forge.

THE OLD FORGE A good sized single storey addition with the original forge chimney at one end, window to the rear. On the side of the forge is a further stone & cob storeroom.

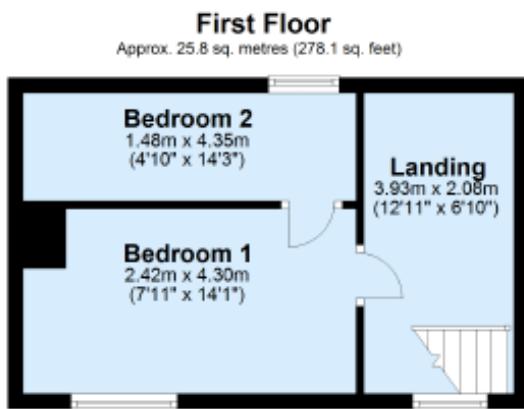
FIRST FLOOR Returning to the Sitting Room, a door opens onto stairs leading to the First Floor with three small walk-through Bedrooms. (Agents Note: Only limited access will be available for viewing the first floor.)

OUTSIDE At the rear of Taw View Cottage there is a cottage garden which is mainly laid to lawn with mature hedging on all sides.

SERVICES Mains electricity, shared private bore hole water. Telephone connected subject to Open Reach regulations. The new owner will be responsible for installing a new sewerage treatment plant at the property.

VIEWING Strictly by appointment through the agent. Out of Hours Please Call 01769 580024





Total area: approx. 86.0 sq. metres (925.4 sq. feet)

For illustration purposes only. Not to scale and not to be relied upon.

EPC NOT REQUIRED

COUNCIL TAX BAND

Tax band A

TENURE

Freehold

LOCAL AUTHORITY

Torridge District Council

OFFICE

Bonds Corner House
Fore Street
Chulmleigh
Devon
EX18 7BR

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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