



## The Old Chapel

Bridge Reeve, EX18 7BD

- Detached Former Chapel/School
- Currently used as a Workshop/Store
- River Frontage
- Wildlife Pond

Guide Price ~ £100,000



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** The Old Chapel is situated on the River Taw, just off Kersham Bridge in Bridge Reeve, approximately a mile from Chulmleigh. The property is of traditional stone construction under a pitched slate roof with a further cob building under a galvanised iron roof. There are also two adjoining tin sheds, previously used as stabling/garage/storage to the rear. As well as a Methodist Chapel, the main building was formerly a School House, craft shop and is currently used as a Storeroom/Workshop. The Chapel has been well maintained by the current owners who have replaced the ceiling and roof, repointed



the exterior walls and renewed the main feature window. The property stands in approximately 0.75 of an acre of amenity land overlooking the River Taw and benefits from a large wildlife pond which was imaginatively designed by the current owners. **AGENTS NOTE:** Please be advised that this area has been known to flood.

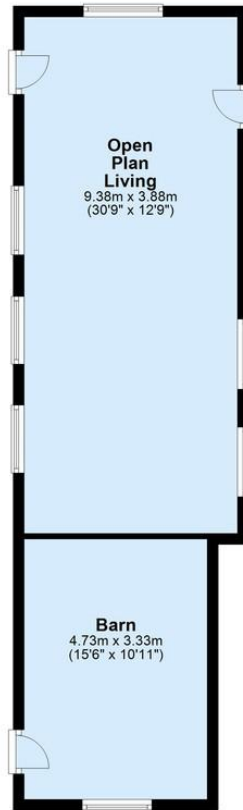
**SERVICES** Mains electricity, connections for water and drainage would have to be investigated by prospective purchasers.

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



### Ground Floor

Approx. 52.5 sq. metres (564.9 sq. feet)



Total area: approx. 52.5 sq. metres (564.9 sq. feet)

For illustration purposes only. Not to scale and not to be relied upon.  
Plan produced using PlanUp.



### COUNCIL TAX BAND

Tax band

### TENURE

Freehold

### LOCAL AUTHORITY

Torridge 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