



6 Moortown, Chawleigh, EX18 7EU

Guide Price £340,000

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## 6 Moortown

Chawleigh, Chulmleigh

- Pretty barn conversion
- Semi-rural setting but close to amenities
- 3 bedrooms and family bathroom
- Amazing open plan living spaces
- Reverse level conversion with character
- Private and shared gardens
- Off-road parking

Moortown is a collection of barn conversions originally converted in the 1980's. The use of local stone retains the history and character of these beautiful buildings and over time, many homes, including this one have been updated again since they were first converted. It's a well-positioned property, with Chawleigh less than a mile away and just a couple of miles from Chulmleigh and its amenities. The Tarka line (train connecting Exeter – Barnstaple) is nearby in Eggesford too. The property is away from busy roads and would suit both full time residents or indeed those who see it as a base from which to explore this wonderful area.



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Maple House is a 3 bedroom, reverse level barn conversion. It's technically terraced but due to the nature of the conversions, it feels more individual than that. A wide, split level entrance hallway is welcoming and being double height there is light to both higher and lower levels. On the first floor is an open plan living space, cleverly zoned to keep the character and space open whilst creating distinct areas for cooking, eating and relaxing. The high ceilings and exposed A-frame timbers remind you that you are in a historic building but the modern central heating, double glazing and insulation give you the creature comforts expected in a 21st century home. The kitchen has plenty of storage and integrated appliances and the living room has a wonderful wood-burner.

On the ground floor, the wide hallway continues where there are doors to the rear garden and this could be utilised as a study/snug area. There are 3 bedrooms, all with built in wardrobes and a family bathroom. The whole property is presented in great condition and leaves very little for a new owner to do.



To the front is off-road parking (and there are further visitor spaces within the complex) and to the rear (from the lower hallway) is a private courtyard style garden with seating areas, gravelled and raised beds and a garden shed. Gates lead from this private space into the inner courtyard which is a shared and maintained space in which residents can relax and enjoy. It's worth noting that the private garden can be accessed without going through the property, via the communal gardens.

Agent's Note: There is an annual payment of £300 payable to the management company which covers communal areas including the drive and shared gardens, plus the running and maintenance of the private drainage system meaning lower water bills.

Please see the floorplan for room sizes.

Council Tax: D (Mid Devon 2022/23 £2166.49)

Utilities: Mains water, electric, telephone & broadband (up to 67mb)

Drainage: Shared private drainage

Heating: Oil fired central heating

Listed: No

Tenure: Freehold

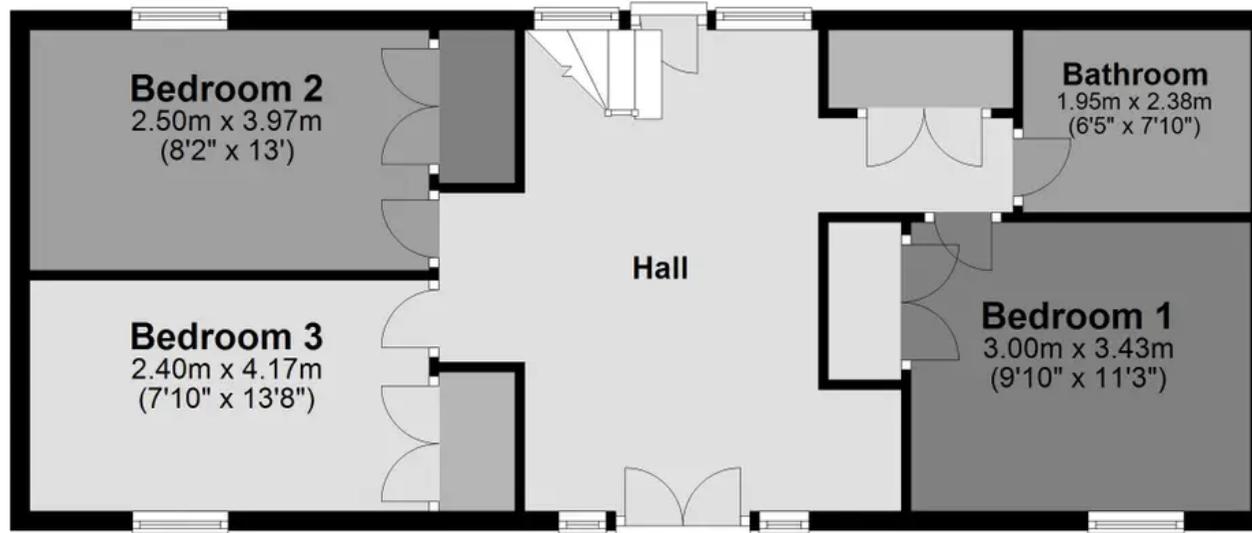
DIRECTIONS : From Crediton, head out on the A377 and pass through Coppelstone and Lapford Cross, continuing until you reach Eggesford Station on the A377. Turn right opposite the station and proceed to the top of the hill and at the junction, turn left as signed to Chulmleigh. The entrance to Moortown will be found after approx. half a mile on the left. Proceed down the drive and pass the paddock on your right, take the first right in front of the barns and Maple House will be found on the left.

Please note the owner of this property is a relative of a Helmores staff member.



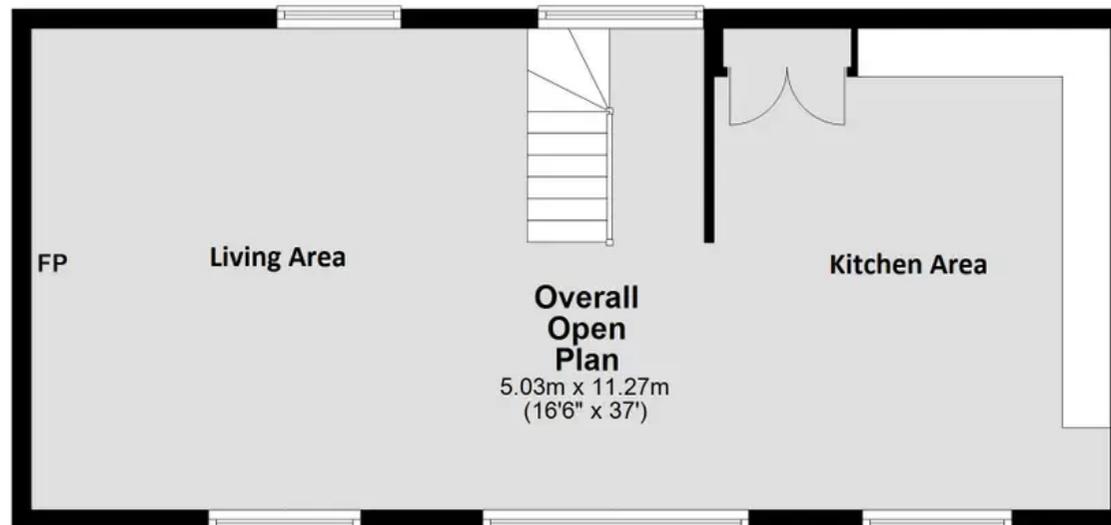
## Ground Floor

Approx. 63.4 sq. metres (682.6 sq. feet)



## First Floor

Approx. 56.7 sq. metres (610.2 sq. feet)



Total area: approx. 120.1 sq. metres (1292.8 sq. feet)

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# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

<https://helmores.com/>

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