



Rose Cottage, Chawleigh, EX18 7HB

Guide Price £300,000

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Rose Cottage

Chawleigh, Chulmleigh

- Pretty semi detached cottage
- Tucked away village location
- 3 bedrooms and bathroom
- Cosy living room with wood-burner
- Conservatory style kitchen extension
- Courtyard with outbuildings
- Large (and level) village garden
- Parking and workshop

Whilst this cottage is certainly well and truly in the village, it's one of those places that may surprise you as it's not immediately apparent what is on offer. The cottage is full of character and is semi-detached, not listed and has a slate roof. The pull for many will be its position, just off the road with parking and a wonderful garden which has been lovingly created over the years.



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The cottage itself has 3 bedrooms on the first floor, from a central semi-galleried landing. On the ground floor, the entrance hall welcomes you in and leads to the main open plan living space which could be a larger living room or zoned to provide a dining area too. There is a cosy wood-burning stove and plenty of character. At the rear, a conservatory has been added and opened up into the kitchen which provides a wonderful light space opening onto the courtyard garden immediately to the rear of the cottage. A bathroom completes the ground floor.

Outside, there is off-road parking in two areas (one directly beside the property) and to the rear is a level and gated courtyard garden with outbuildings (ideal for storage). This courtyard garden provides a comfortable seating area and allows the rear doors to be open but is secure for those with children or pets. Through a small pedestrian gate is the main garden which has been taken from a bare field to a marvelous, well thought out garden by the current owners. There is a large workshop, greenhouse and a useful shed for log splitting and drying. There are raised beds, fruit cages and a wide variety of flowering shrubs and plants throughout the garden. An area of lawn is interspersed with more planting which draws you into the garden and eventually to the nature pond at the end. It's a lovely garden and will appeal to those with green fingers who will enjoy the work that has gone in already.



Agent's Note: At the front of the property, the neighbour has vehicle right of way. There is also a short right of way on foot to a garden gate for the neighbour but this doesn't go through the courtyard or main garden.

Please see the floorplan for room sizes.

Council Tax: C (Mid Devon 2022/23 £1925.76)

Utilities: Mains water, electric, telephone & broadband (up to 37mb Uswitch)

Drainage: Mains drainage

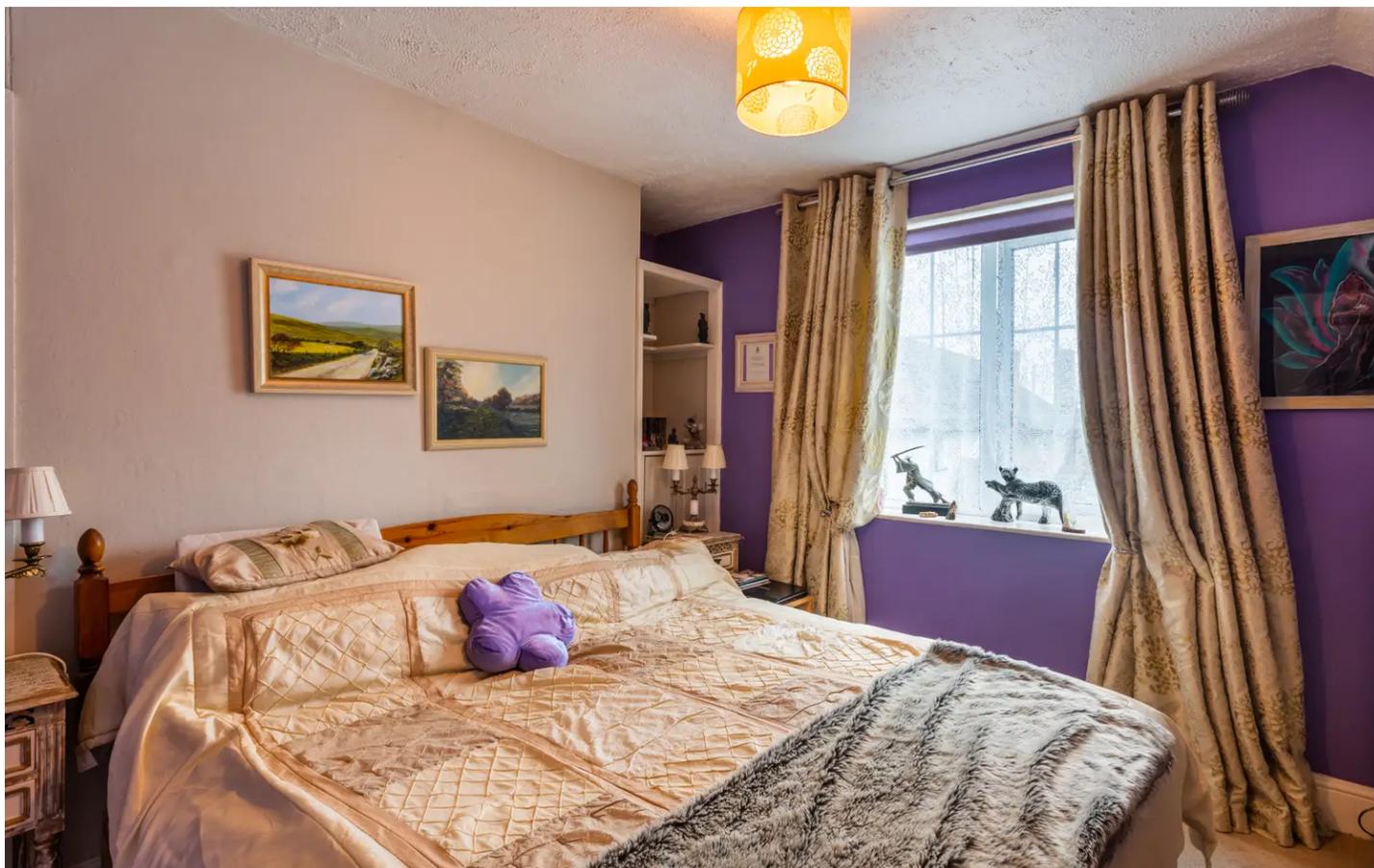
Heating: Wood-burner

Listed: No

Tenure: Freehold

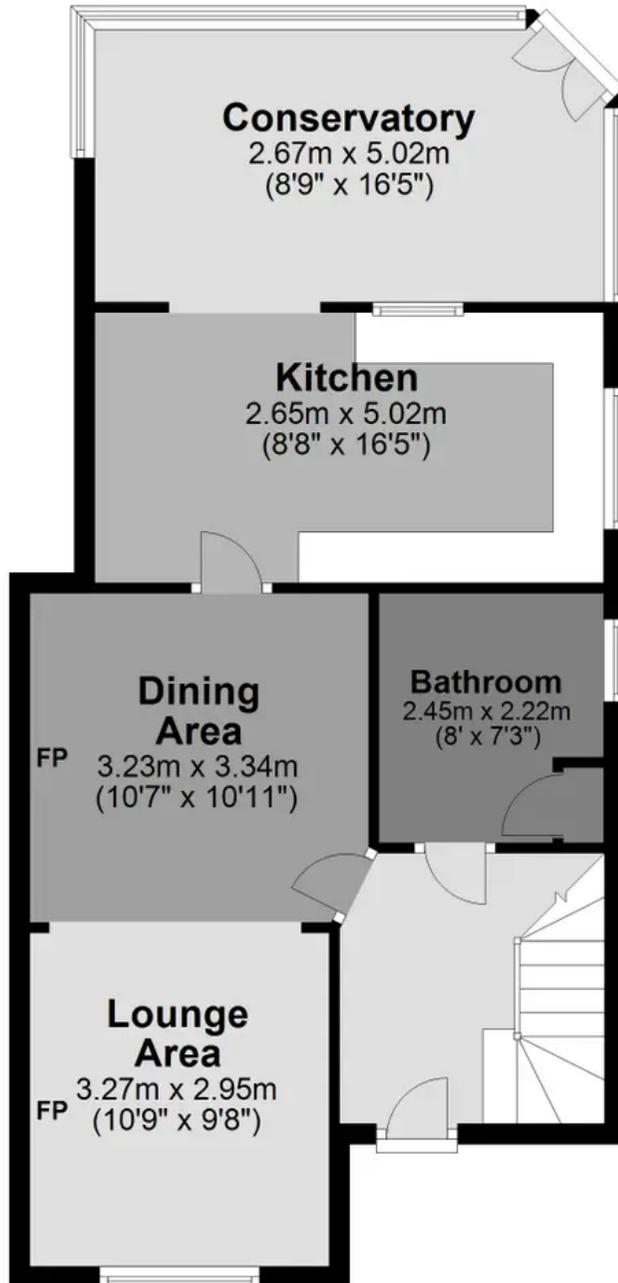
DIRECTIONS : From Crediton, head towards Barnstaple on the A377 and as you reach Eggesford Station, take the right turn as signed to Chawleigh. Proceed up the hill and bear right at the top and enter the village. You will pass Bells Close on your left and the property will be found on the left hand side before reaching Butts Close (on your right).

CHAWLEIGH is a village set back from the A377, approximately halfway between the City of Exeter and Barnstaple in North Devon. Less than an hour's drive from each. It stands on high ground, beyond the Little Dart and Taw Rivers. It features a historic church, fashioned from stone in the early English style, with an embattled tower containing six bells. The village has two traditional inns and a post office/ shop. Eggesford station is only 2.5 miles away, where trains run north and south overlooked by sheer wooded valleys, a prominent feature of the area.



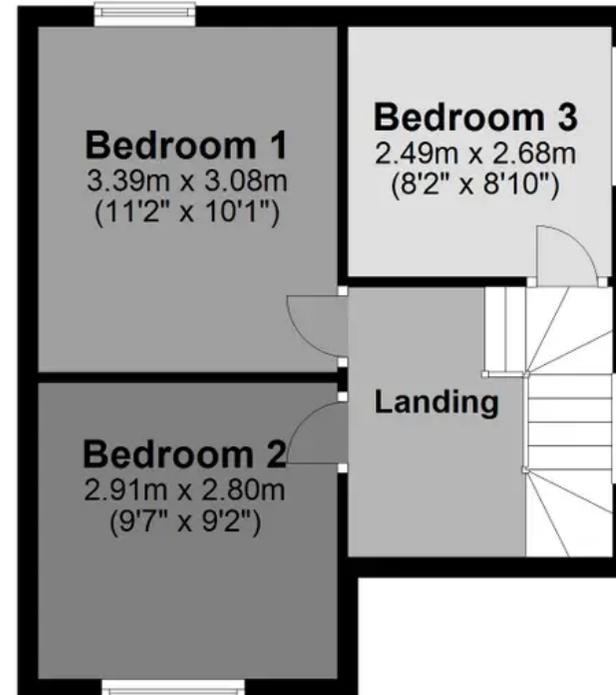
Ground Floor

Approx. 61.0 sq. metres (656.6 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.8 sq. feet)



Total area: approx. 94.2 sq. metres (1014.4 sq. feet)

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