



Stable Barn, Chulmleigh, Devon

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Stable Barn, Chulmleigh, Devon EX18 7AF

An exciting opportunity to continue the development of this striking contemporary property with just under an acre and superb countryside views.

Chulmleigh 2 miles, South Molton 7.5 miles, Crediton 17 miles, North Devon Coastline 25 miles, Exeter 25 miles

Main House: Entrance hall | Open-plan sitting area, dining area and kitchen | Pantry | Utility/boot room WC | Principal bedroom with en suite bathroom Two further bedrooms | Bathroom | Outbuilding Garden | SAP Rating A

Annexe: Entrance hall | Open-plan sitting area, dining area and kitchen | WC | One bedroom Bathroom

The property

Stable Barn is a modern barn conversion property, set in a spectacular rural setting with far-reaching views across the North Devon countryside. The barn is partially developed and offers plenty of scope for bespoke design, décor and fittings. The proposed layout includes an open plan living space with four bedrooms and an attached one-bedroom annexe. The main living and entertaining area is the open-plan 30ft kitchen/breakfast/living room which features an impressive double height ceiling and tilt and turn windows allowing for a wealth of natural light. The adjoining dining room will provide further welcoming reception space with both this room and the living area benefitting from sliding glass doors that open onto the terrace affording exceptional views over the surrounding countryside. The utility/boot room and walk-in pantry provide plenty of space for household storage and appliances. The proposed layout includes four double bedrooms on the ground floor including a principal bedroom with an adjoining dressing room and en suite bathroom. Each of the bedrooms have access to the garden via their own private doors with the fourth bedroom benefitting from doors onto the front terrace. This bedroom also provides the possibility for various uses including a snug or

a study space. The ground floor accommodation is completed by a family bathroom and a separate WC. Plans also include an upper floor that runs the length of the property and measures 61ft, with four large skylights overhead. This floor also offers various configurations and could be converted into a principal bedroom suite with the potential to install a luxury en suite bathroom and space for a dressing room. The attached annexe has been fully converted to a high specification and provides beautifully presented accommodation across one level. The annexe has an open-plan living area with sliding doors that open onto the garden providing exceptional views. The kitchen has shaker style units to base and wall level, integrated appliances and space for a dining table. There is an en suite double bedroom with a roll top bath and a separate shower unit as well as a separate WC. The bedroom also benefits from glass doors onto the terrace.

Outside

A five-bar wooden gate provides access to Stable Barn and opens onto a large concrete hardstanding with plenty of parking space. The grounds to the rear of the house are not currently landscaped, but offer the potential for a spacious and attractive garden, extending to approximately 0.92 acres and bordered by fencing and established hedgerow. Work has already begun creating a paved terrace around the property providing ideal space for alfresco dining. The property also benefits from a large open-fronted outbuilding providing potential to be used as a carport or for storage.

Location

Stable Barn is tucked away in a peaceful rural location yet enjoys easy access to a wide range of local amenities. Excellent walking, riding and cycling can be enjoyed direct from the property, as well as in the wider area. The beautiful North Devon coastline is also just 25 miles away. The small town of Chulmleigh offers a range of shops, a health centre and well-regarded schooling to secondary level. The local market town of South Molton has a more comprehensive range of shops, banks and schooling, a supermarket as well as weekly livestock and farmers' markets and the nearby independent West Buckland School. The cathedral city of Exeter, approximately 24 miles away offers a wealth of cultural activities with the theatre, the museum, arts centre and a variety of excellent shopping facilities.





Floorplans
House internal area 3,403 sq ft (316 sq m)
Annexe internal area 668 sq ft (62 sq m)
Total internal area 4,071 sq ft (378 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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Communications links are excellent: the A361 provides a link to the M5 motorway (junction 27) and to Tiverton Parkway rail station with mainline services to London Paddington in just under 2 hours, while the more local Eggesford station offers regular services to Exeter St. David's. Exeter International Airport provides an ever increasing number of domestic and international flights.

Directions

From Exeter, take the A377/Cowley Bridge Road north away from the city centre and continue to follow the A377 for 23.5 miles, before turning right onto Station Road, following the sign for Elstone. Continue to follow the lane for 1.5 miles, and at the junction for the left-turning, take the first of the two lanes on your left-hand side. The property will be at the end of the lane. What3Words///stuns.lyrics.interacts brings you to the property's driveway.

General

Local Authority: North Devon District Council

Services: Mains electricity. Private water and drainage which we understand is compliant with current regulations. Underfloor heating throughout the ground floor and an air source heat pump. 2 solar panels for water.

Council Tax: TBC

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Guide Price: £950,000

Exeter

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