



3 Beacon Rise

3 Beacon Rise, , Chulmleigh, Devon, EX18 7BP



South Molton 12 miles Crediton 16 miles  
Exeter 24 miles

## An exceptional semi-detached house with large, level gardens

- Living Room
- Open Plan Kitchen/Vaulted Dining Room
- Study/Bed 4
- Wet Room
- 3 Further Bedrooms (Master En-Suite)
- Family Bathroom
- Large Enclosed Gardens
- Parking

Guide Price £325,000

### Situation

3 Beacon Rise is set in the popular small town of Chulmleigh. The town is set on the eastern side of the highly attractive Taw valley amongst some of the Devon's most unspoilt countryside and offers excellent day to day facilities including post office, shops, churches, good primary and senior schooling and popular 18 hole short hole golf course.

The larger market town of South Molton is about 12 miles to the north and offers a further range of amenities. About 21 miles to the east is Tiverton and Junction 27 on the M5 is a further seven miles where there is also a station on the Paddington line at Tiverton Parkway. To the south, the Cathedral City of Exeter, about 25 miles, also offers direct access onto the M5 motorway as well as an airport and main line railway station with intercity rail service to London Paddington. There is also a sprinter branch line service running along the Tarka Line from Exeter to Barnstaple through Eggesford or Kings Nympton station within a short distance of the property.

### Description

3 Beacon Rise is fine, semi-detached house which has been extended by the current owners to provide flexible and spacious accommodation which now includes an impressive fitted kitchen and is open to a vaulted dining room with glazed doors into the garden. There is also a ground floor bedroom which could alternatively be used as a study/home office. The accommodation is presented to an exceptional standard throughout with oak flooring and under floor heating to both ground and first floors and there is a large, level garden to the rear. Please note that the property is available with no onward chain.

### Accommodation

The front door leads into a PORCH with door into an area at the foot of the stairs which is open to the superbly fitted KITCHEN which is fitted with a range of base units with granite worktops, sink unit with mixer tap, integrated dishwasher, 4 plate induction hob with hood over and tall unit with eye-level double oven. Matching island unit and range of wall cupboards with under lighting. Under-stairs cupboard with plumbing for washing machine. The kitchen is open to an impressive vaulted DINING ROOM with wide, glazed sliding doors providing an excellent outlook over the garden. The LIVING ROOM has a brick fireplace with slate hearth. Off the kitchen is an inner LOBBY with hot water cylinder and doors into a STUDY/BEDROOM 4 and a WET ROOM with pedestal wash basin, wc and mixer shower. The wet room can also be accessed directly from the bedroom for use as an EN-SUITE.

On the FIRST FLOOR there are THREE FURTHER BEDROOMS and a FAMILY BATHROOM. The MASTER BEDROOM has a DRESSING AREA with hanging rail and an EN-SUITE SHOWER ROOM fitted with a modern suite. Bedroom 2 is a double room and has a built-in wardrobe and additional store cupboard. Bedroom 3 is a single room and the FAMILY BATHROOM is fitted with a modern suite.

### Outside

To the front is a paved parking area for 2/3 cars and a walled area to the left hand side. To the rear is a large, level and enclosed garden with a large paved area adjoining the rear of the house which leads out onto the rest of the garden which is mainly laid to lawn. There are two raised vegetable beds and a useful timber-clad building divided into two with power and light connected. To the side of the house is a very useful covered area for storing bins etc.

### Services

Mains water, electricity and drainage. Air source heat pump underfloor heating,

### Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

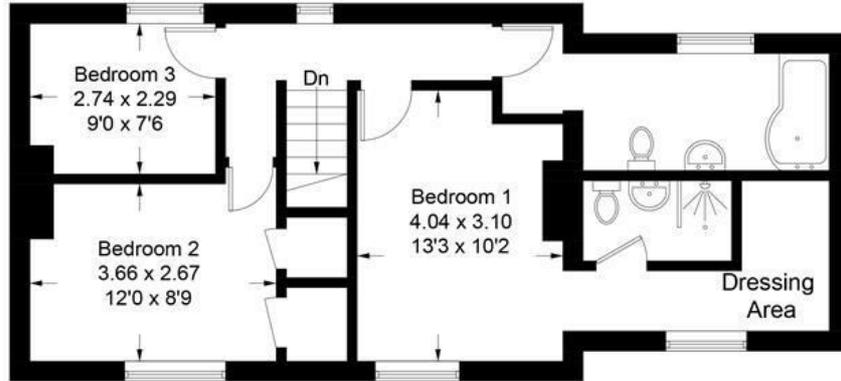
### Directions

From the A377 at Colleton Mills (about a 1.5 miles west of Chulmleigh) take the turning towards Chulmleigh. Proceed up the hill and into the town. Continue past the school and into South Molton Street and take the left turn into Kings Park. Stay on this road, keeping left, and continue into Beacon Rise. The property will be found towards the end on the right.

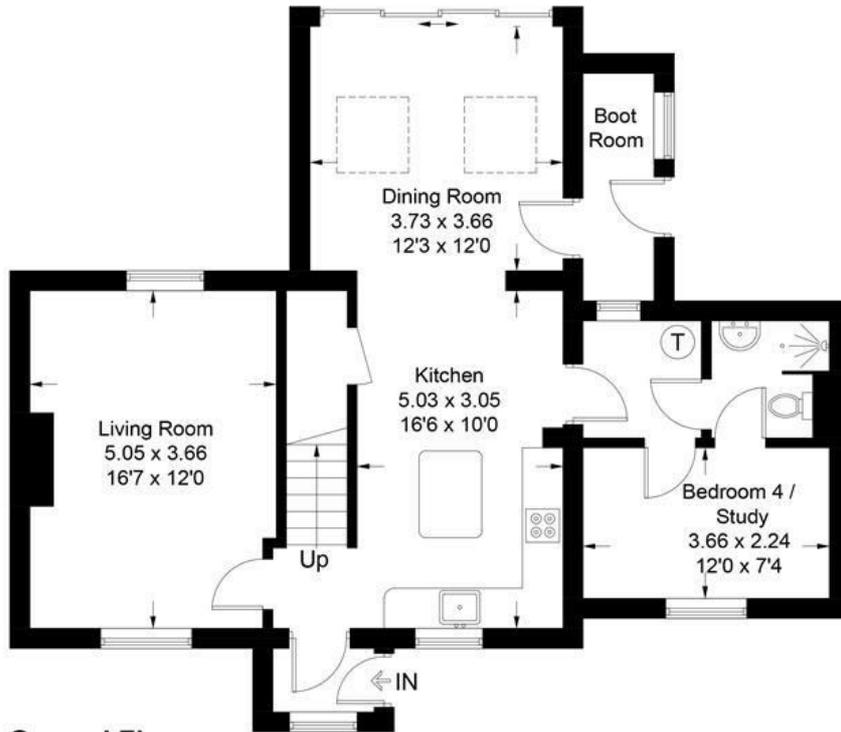
what3words: disbanded.tangent.robe



Approximate Gross Internal Area = 135 sq m / 1453 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID766133)

These particulars are a guide only and should not be relied upon for any purpose.

29 The Square, South Molton, EX36 3AQ



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(74) C	(86) D
(69-80) C	(55-68) D	(39-54) E	(21-36) F
(1-68) G			
Net energy efficient - higher savings costs		EU Directive 2002/91/EC	
England & Wales		2002/91/EC	

01769 572263  
south-molton@stags.co.uk

stags.co.uk