



Copper Beech



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Eggesford, Chulmleigh, Devon, EX18 7QU

Chulmleigh 4 miles Crediton 14 miles Exeter 21 miles

A spacious bungalow with land set in an outstanding position in the favoured Taw Valley

- Agricultural Occupancy Condition
- Two Reception Rooms
- Bathroom
- Stunning Views
- Kitchen/Breakfast Room
- Three Double Bedrooms
- Garage and Workshop
- Total About 14.85 Acres

Guide Price £595,000

Situation

Copper Beech is located in a superb, commanding setting with a wonderful outlook across its own land running down to the banks of the river Taw at Eggesford. Local amenities are available in the small town of Chulmleigh, which offers a good range of services including a variety of shops, places of worship, post office, health centre, primary and secondary schooling. The picturesque Exeter to Barnstaple railway, The Tarka Line, is only a short distance at Eggesford Station. The Cathedral City of Exeter is some 21 miles distant to the south east and offers all the facilities and amenities you expect from a Cathedral City with access to the M5 motorway and Exeter airport.

Description

Copper Beech is a superbly located bungalow and is on the market for the first time since it was built in the mid 1970s. The bungalow offers exceptionally spacious accommodation with high ceiling heights and is presented in reasonable decorative order though does offer scope for updating throughout. Fine views are enjoyed over its own land down to the river with the whole property amounting to about 14.85 acres in total.



Accommodation

An enclosed GLAZED PORCH with a tiled floor and a glazed door leads into a LARGE ENTRANCE HALL with two built-in double wardrobes and storage cupboards and a CLOAKROOM with WC and hand basin. The DINING ROOM has a serving hatch into the kitchen, fireplace with tiled hearth and mantel and fitted gas fire. The double aspect LIVING ROOM has stunning views across the valley, sliding patio doors to outside and tiled fireplace with inset gas fire. STUDY/OFFICE. There are THREE DOUBLE BEDROOMS with two of the bedrooms enjoying the outlook across the valley. The BATHROOM is tiled to half height and has a panelled bath, bidet, WC, pedestal wash basin and shower cubicle.

Off the hall door a door leads into the UTILITY ROOM with stainless steel double drainer sink unit with mixer tap and cupboards below and plumbing for washing machine.

The KITCHEN/BREAKFAST ROOM is fitted with a range of units with worktops over, double drainer stainless steel sink unit with mixer tap, matching wall cupboards, oil fired AGA, space for upright fridge freezer. Airing cupboard. The BOOT ROOM has storage cupboards and door to outside.

Outside

The property is approached off the country lane that forms the southern boundary onto a good sized parking and turning area to the attached DOUBLE GARAGE with power and light and a door into WORKSHOP with door to outside and door to CLOAKROOM with WC and hand basin.

There is a area of garden to the western side with a greenhouse, pergola and well stocked shrub and flower beds and to the eastern side is an area of mature woodland garden.

The main run of pasture lies to the north of the bungalow and comprises one single, level or gently sloping enclosure running down to the riverbank of The Taw. In total the property extends to about 14.85 ACRES.

Agricultural Tie

Copper Beech was built in the mid 1970s subject to an Agricultural Occupancy Condition (AOC) as follows:

'The dwelling hereby permitted shall be occupied only by persons employed or last employed full time locally in agriculture as defined by section 290 of the Town and Country Planning Act 1971 and the dependants of such persons as aforesaid.'

Services

Mains electricity, private drainage and water. Oil fired central heating via radiators.

Viewing

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

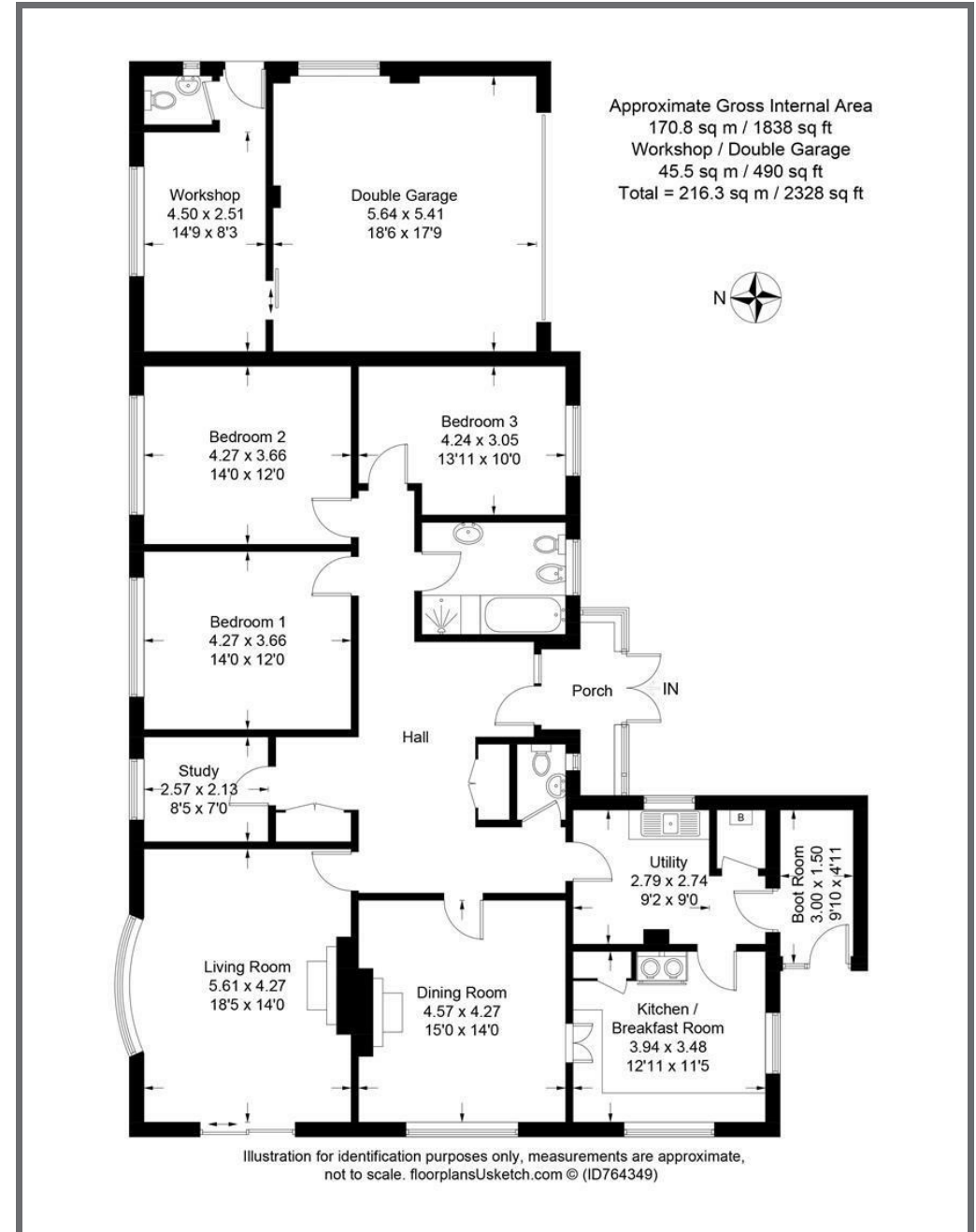
Directions

From the A377 at Eggesford Station proceed over the level crossing. Stay on this road for a short distance and take the next left turn towards the Garden Centre (now closed). The bungalow will soon be found as the next dwelling on the left.

what3words: decide.concluded.gears



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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		37	80
EU Directive 2002/91/EC			



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