



West Dockworthy











# West Dockworthy

Chawleigh, Chulmleigh, Devon, EX18 7EQ

Chulmleigh 3 miles South Molton 10 miles Exeter 24 miles

A beautiful period house set in a stunning and peaceful rural location with extensive mature gardens, pasture and woodland.

- Attractive period house (not listed) in a stunning setting
- 3 Reception Rooms
- 6 Bedrooms
- 3 Bath/Shower Rooms
- Scope for dual-family occupation
- Extensive Gardens
- Pasture & Woodland
- Total about 16.45 Acres
- Freehold
- Council Tax Band G

Guide Price £900,000

## Stags South Molton

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@StagsProperty



### Situation

West Dockworthy is set in a peaceful rural setting at the end of its own driveway and enjoys a wonderful, unspoilt outlook. The property is not far from the village of Chawleigh which is set above the attractive Little Dart valley and offers public house, church and post office/stores whilst the nearby small town of Chulmleigh offers excellent day to day facilities including post office, shops, churches, medical centre and good primary and senior schooling.

The larger market town of South Molton is about 11 miles to the north and offers a further range of amenities together with weekly stock and pannier markets. To the south, the Cathedral City of Exeter, about 21 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 regular rail service on the Tarka Line between Exeter and Barnstaple via Eggesford station (3½ miles).

The A361 (North Devon Link Road) is only 9 miles at Moortown Cross and links to Tiverton and the M5 (J27) to the east.

### Description

Of rendered stone and cob under a thatched roof and originally part of the Earl of Portsmouth's estate, West Dockworthy dates from the 16th Century with later alterations and additions including a substantial Edwardian extension at the north eastern end. The striking house is not listed and offers spacious accommodation with some fine rooms and an abundance of character features together with extensive gardens and stunning views over the valley.

There is also a useful detached barn providing garaging and storage.

The land with the property amounts to about 16.45 acres and comprises gently sloping pasture and highly attractive woodland running down to a stream in the bottom of the valley.

### The House

The main ENTRANCE HALL has a coat cupboard and storage area and has doors off to a superb DRAWING ROOM with exposed ceiling beams and wood panelled walls, wide bay window and seat with views across the valley, exposed boarded floor, fireplace with brick surround and built-in glazed display cupboard. Through a small stair hall is the DINING ROOM with exposed ceiling beam and stone wall with fireplace with mantel over (chimney currently sealed). The KITCHEN is fitted with a range of matching wall and base units with work tops, sink and drainer, oil fired Aga, electric oven and four ring hob. The UTILITY ROOM also has fitted cupboards and work top, sink and drainer, plumbing for washing machine and dishwasher, oil fired boiler and door to a rear open PORCH.

Returning to the entrance hall, an archway and steps lead down to a SITTING ROOM with an ornamental fireplace with marble surround and mantel and a range of fitted bookcases. Also, on the ground floor is a GUEST SUITE comprising a double BEDROOM 6 with wood panelled walls and an EN-SUITE SHOWER ROOM with shower cubicle, wash basin and WC. Door to outside.

From the entrance hall the main staircase rises to the FIRST FLOOR. The landing splits to the right and leads to BEDROOM ONE, a large room with built-in cupboards and beautiful views over the gardens and beyond. Also, at this end of the house is BEDROOM TWO and a BATHROOM with bath, wash basin and heated towel rail. Separate WC.

BEDROOM THREE is a large double room with views over the valley and a wash basin. BEDROOM FOUR is also a large double with bay window and delightful views. The BATHROOM has a panelled bath and wash basin. Separate CLOAKROOM with WC.

A secondary staircase leads to a spacious REAR LANDING which also serves bedroom 4 and BEDROOM FIVE.







### Outside

From the country lane on the western boundary the entrance drive leads between two gently-sloping and south-facing pasture fields and continues past Little Dockworthy (Bungalow) and on to the gravel forecourt and parking area in front of the house. Steps from here rise to a paved terrace and to the front doors. The driveway continues to a detached stone and cob BARN (38' x 18') currently providing garaging and storage with up and over doors. The driveway continues to the rear of the house where there is a gravelled yard area

Adjacent to the house are extensive mature gardens which are a particular feature of the property. A flight of steps from the front terrace rise to an area of formal landscaped garden with well stocked and colourful plant and shrub borders including rhododendron, azalea and camellia and divided by paved paths and terraces. Beyond the formal gardens is a former grass tennis court, partly sheltered by a high stone tile capped wall and below is a further extensive area of gently sloping lawns. The gardens are overlooked by some fine mature pine trees.

To the south-east of the house, below the parking area, there are a number of terraced banks supporting a plethora of spring bulbs that slope down to a bank and hedge bordering an unspoiled partially wooded area that continues down to the stream in the bottom of the valley and is a haven for wild flora and fauna.

In total the property extends to about 16.45 ACRES.

### Services

Mains water and electricity. Private drainage (septic tank and soakaway - compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.). Partial oil-fired central heating.

Mobile - EE good outdoors, O2 and Vodafone poor to none outdoors, Three variable outdoors (Ofcom).

Broadband - Standard available (Ofcom).

### Little Dockworthy

Little Dockworthy is set alongside the driveway to the property. The bungalow is also owned, is let on an assured shorthold tenancy and is not included in the sale.

### Tenure and Possession

The two pasture fields either side of the entrance drive are let on a Farm Business Tenancy until 30th September 2026. Vacant possession on those fields will be given after that date. It is understood the tenant would like to continue if possible.

### Viewing

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

### Directions

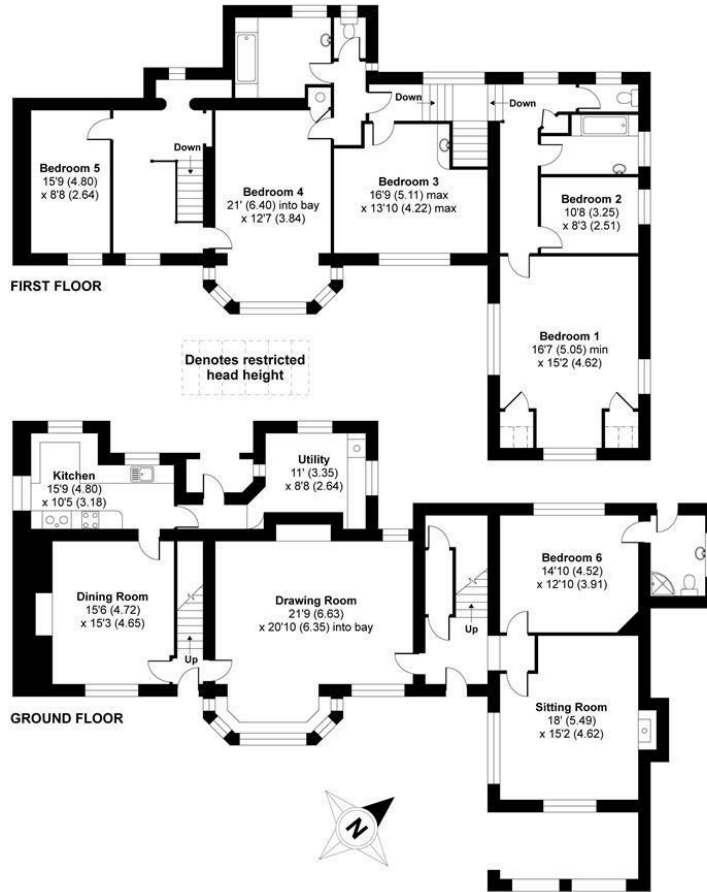
From the A377 at Eggesford Station take the turning onto the B3042 signed towards Chawleigh. Proceed to the top of the hill and continue into Chawleigh. In the centre of the village at Portsmouth Arms Cross turn left signed to Cheldon. Follow this road out of the village, continue down the hill and over the stone bridge and keep left. Stay on this road for about half a mile and the entrance drive to West Dockworthy is on the right.

What3words Ref: ideals.original.booklets



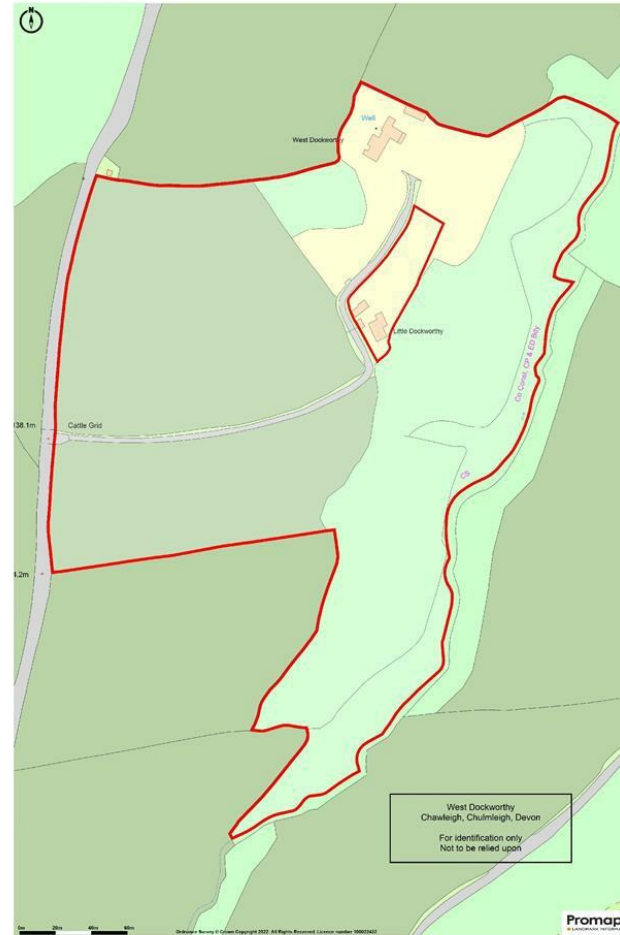
## West Dockworthy, Chulmleigh

APPROX. GROSS INTERNAL FLOOR AREA 3401 SQ FT 315.9 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>31</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







