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Lower Bealy Court Orchard



Chulmleigh 4 miles South Molton 10 Miles

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In a rural setting, a spacious detached bungalow for modernisation with mature gardens, garage and parking

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- Spacious bungalow in a rural setting
- Scope for modernisation
- Kitchen/breakfast room and Utility
- Dining Room
- Sitting Room and Garden Room
- 4 Bedrooms (1 en-suite)
- Bathroom
- Mature gardens, Garage and Parking
- Freehold
- Council Tax Band D

Guide Price £325,000

### Situation

Lower Bealy Court Orchard is set in a pleasant rural location off a country lane. The small town of Chulmleigh is about four miles and offers excellent day to day facilities including medical centre, post office, shops, church, chapel, primary and senior schooling and a popular 18 hole short golf course. The larger market town of South Molton is about 10 miles and offers a further and wider range of amenities. The A361 (North Devon Link Road) is approximately 7.5 miles away at Moortown Cross, making the property easily accessible to Tiverton and the M5 (J 27) where there is also Tiverton Parkway railway station on the Paddington line. The Cathedral City of Exeter is about 26 miles. The renowned North Devon coastline with extensive sandy beaches at Saunton, Croyde and Woolacombe is within easy reach by car.

### Description

Of cavity wall construction under a tiled roof, Lower Bealy Court Orchard is a spacious detached bungalow sitting within a good size plot of mature gardens. The bungalow would benefit from some updating/modernisation but does offer much scope to create a wonderful family home.

### Accommodation

The front door into an entrance lobby with a door through to the HALL with a cloaks cupboard. The KITCHEN/BREAKFAST ROOM is fitted with a Howdens kitchen (installed in 2020) comprising a range of units with worktop over, stainless steel sink unit with mixer tap, integrated electric oven and hob and space and plumbing for dishwasher. There is an oil-fired Rayburn Royal with an airing cupboard to the right hand side and a shelved larder cupboard. The UTILITY ROOM has a worktop with space and plumbing for washing machine below and door to outside. Off the utility room is BEDROOM ONE, a double room with an EN-SUITE SHOWER ROOM.

Returning to the hall, doors lead off to BEDROOMS 3 and 4, which are both double rooms and to the BATHROOM with a panelled bath, pedestal wash basin and WC.

The DINING ROOM has a shelved storage cupboard and double doors that open through into the SITTING ROOM with wood-burning stove on a paved hearth and part-glazed double doors lead through to the GARDEN ROOM with a lovely outlook over the gardens and door to outside.

From the dining room, a short passage leads to BEDROOM 4 a double aspect, double room with built in wardrobe.

### Outside

The property is approached off the country lane and leads to a parking area and single GARAGE. A path leads to the front door. There are mature gardens, bordered by mature trees and is mainly laid to lawn and planted with mature shrubs Aluminium-framed GREENHOUSE.

### Services and further information

Mains electricity and water, private drainage system (mini treatment plant installed end May 2025).

Mobile phone signal is 'likely' outside (Ofcom). Standard broadband is available (Ofcom).

### Viewing

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

### Directions

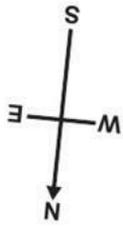
PLEASE NOTE THE POSTCODE DOES NOT LEAD DIRECTLY TO THE PROPERTY.

From South Molton take the B3137 out of town towards Witheridge. Drive through the small villages of Alswear and Meshaw and after a further mile or so turn right at Gidley Cross signed to Chulmleigh and Chawleigh. Continue on this road for 2.5 miles and at Bealy Cross turn left. Continue along this lane for about half a mile and the property will be found on the right.

What3words Ref: deprives.trades.emerald



Approximate Area = 1518 sq ft / 141 sq m  
 Outbuilding = 170 sq ft / 15.7 sq m  
 Total = 1688 sq ft / 156.7 sq m  
 For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©ntxhcom 2025. Produced for Stags. REF: 1285705

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Energy Efficiency Rating		Current	Potential
(91-100) A			
(81-90) B			
(71-80) C			
(61-70) D			
(51-60) E			
(41-50) F			
(1-40) G			
Net energy efficient - higher rating code		39	77
England & Wales		EU Directive 2002/91/EC	

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