



Thatched Warren







# Thatched Warren

Elstone, Chulmleigh, Devon, EX18 7AQ

Chulmleigh 2 miles South Molton 10 miles Exeter 25 miles

A highly attractive and beautifully presented period house set in delightful landscaped gardens

- Highly attractive period house (Grade II listed)
- Kitchen/breakfast room and second kitchen/utility room
- 4 Bedrooms (3 En-Suite) and Bathroom
- Detached Studio and Tennis Court
- Council Tax Band G
- Beautifully presented throughout
- Four Reception Rooms
- Delightful Landscaped Gardens
- In all about 1 acre
- Freehold

Guide Price £875,000

## Stags South Molton

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@StagsProperty

### Situation

Thatched Warren is situated in a wonderful setting on the edge of the peaceful hamlet of Elstone, which lies on the eastern slopes of the highly attractive Taw Valley.

The nearby and thriving small town of Chulmleigh offers a good range of amenities including a church, shops, public houses, medical centre and good schooling to secondary level. The larger towns of South Molton, Barnstaple, Crediton and the Cathedral City of Exeter are all within easy reach, with the A377 being just over half a mile from the property.

There are good rail communications with Kings Nympton Station on the Tarka Line being only one mile away. This line links Barnstaple and Exeter, where there are mainline rail links to London Paddington from Exeter St Davids and Tiverton Parkway.

### Description

Thatched Warren is believed to date back to the 17th century. The house is presented in superb decorative order throughout and is set within attractive gardens and grounds extending to approximately one acre, which include an excellent refurbished tennis court together with a detached studio and triple garage.

The property offers spacious and characterful accommodation with good ceiling heights and retains a wealth of period features including exposed beams and traditional proportions, creating a charming and comfortable family home. The delightful gardens and grounds together with the tennis court provide an excellent setting for outdoor enjoyment in this peaceful rural location.

### Accommodation

The fitted KITCHEN/BREAKFAST ROOM has a Delabole slate flagstone floor and leads through to a second KITCHEN with tiled limestone floor, modern units with honed granite worktops and an electric four oven Aga. The limestone floor continues into the FAMILY ROOM, which has a glazed roof light.

There is a large SITTING ROOM and DINING ROOM with a double-sided fireplace and a further GAMES ROOM/SNUG.

A superb rear HALL has an oak staircase leading to the first floor where there are FOUR BEDROOMS, three of which have EN-SUITE facilities, together with a further BATHROOM, with most of the rooms having exposed beams.





### Gardens and Grounds

The property is approached over a gated gravelled driveway which continues to a large parking area next to the triple garage.

There is an area of mainly lawned garden to the front of the house, whilst the main expanse of garden lies to the rear and is also principally laid to lawn with mature planted borders and numerous established trees.

Within the grounds is an excellent, all-weather TENNIS COURT installed by renowned specialist contractors (Courtstall), together with attractive areas of garden providing an excellent setting for outdoor enjoyment.

In total the property extends to about 1 ACRE.

### Outbuildings

At the top of the garden is a former Edwardian PUMP HOUSE, which has previously been used as an artist's STUDIO and has underfloor heating, double glazing and a loggia overlooking a rose and herb garden with pond.

There is also an excellent TRIPLE GARAGE (28' x 18').

### Services and further information

Mains water (not metered) and electricity. Shared private drainage system (GBR compliant). Oil fired central heating (underfloor and radiators). Construction - Rendered stone and cob under a thatched roof. Broadband - Standard available (Ofcom). Owners currently use Starlink (200Mbps). Options include Vodafone Gigacube using the 4G signal (60 Mbps) and Airband. Mobile - Coverage outside from all major providers (Ofcom).

### Viewing

Strictly by appointment through the sole selling agents Stags, South Molton on 01769 572263.

### Directions

From South Molton take the B3226 signposted to Crediton. Stay on this road for approximately nine miles until the junction with the A377 at Fortescue Cross, Newnham, and then turn left towards Exeter. After a further half a mile turn left signed to Elstone. Continue up the hill and on entering the hamlet the entrance and driveway to Thatched Warren will be found on the right.

What3words Ref: comfort.billiard.propelled

# Thatched Warren, Chulmleigh, EX18

GROSS INTERNAL FLOOR AREAS: HOUSE - 265.9 SQ METRES 2862 SQ FT (EXCLUDES RESTRICTED HEAD HEIGHT)  
 STUDIO - 15.9 SQ METRES 171 SQ FT    TRIPLE GARAGE - 46.7 SQ M 503 SQ FT    TOTAL - 328.5 SQ METRES 3536 SQ FT



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>		
(55-68) <b>D</b>	59	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



