



Chubb House



# Chubb House

, Winkleigh, Devon EX19 8HB

Okehampton 11 Miles, Winkleigh 1.5 miles, Exeter 23 Miles

A chain free four bedroom detached smallholding with 14.24 acres.

- Detached Farmhouse
- Two Bathrooms
- Gardens And Land
- No Chain
- Council Tax Band F
- Four Bedrooms
- Outbuildings
- 14.24 acres
- EPC Band E
- Freehold

Guide Price £750,000

## SITUATION

Chubb House occupies a peaceful, rural setting. The property is approached via a quiet country lane and is within a short drive of the village of Winkleigh, with its excellent range of local services including Post Office, a store, highly regarded primary school, hairdresser, GP & veterinary surgeries, and a butcher. There are two public houses. For a wider range of shops and amenities, Okehampton is 25 minutes to the South and there is easy access to the North Devon and Cornish coastline with its attractive beaches and superb scenery.

The A30 dual carriageway is within easy reach, offering a direct link west into Cornwall, or east to Exeter with its large shopping centres, main line railway, international airport and the M5 motorway. West Devon is the District Council and the area is known for its rolling countryside and many outdoor and sporting opportunities: walking on the Tarka Trail, fishing in the Taw and Torridge, walking and riding on Dartmoor, the RHA Garden at Rosemoor.

## DESCRIPTION

A great opportunity to acquire a four bedroom detached farmhouse with no forward chain, coming to the market for the first time in over 45 years. The original house, we understand is over 200 years old, with an extension having been added in 2006. The property is double glazed and offers oil fired centrally heating. A particular feature of the property is the exterior, the house sits within 14.24 acres, comprising of two main pasture paddocks and an area of woodland, being suitable for equine, livestock or leisure pursuits. Further benefits include an open carport/stable, garage and workshop. Together with ample areas of parking and attractive gardens.



## ACCOMMODATION

Stable door to Porch: double glazed door to Kitchen/Dining Room: a generous room with dual aspect double glazed windows. Kitchen Area: Range of base cupboards and drawers with worktops over and inset sink and drainer unit. Matching wall cupboards, range cooker with steel back plate. Dining Area: Feature stone fireplace with inset wood burning stove and cloam oven, radiator, space for dining table. Door to Pantry: window and door to outside. Inner Hall: double glazed window to front, stairs to first floor. Cupboard housing the electric meters, doors to Utility Room/Cloakroom: fitted worktop with cupboard under and plumbing and space for washing machine and tumble drier. Oil fired central heating boiler, WC, double glazed window to rear. Sitting Room: French doors to decking, dual aspect double glazed windows, Brick fireplace with wood burning stove, radiator.

First Floor Landing: Two double glazed windows to rear, Radiator, Airing cupboard with hot water cylinder and linen shelving. Access to loft space, doors to, Bedroom 1: Dual aspect double glazed windows with rural views. Radiator, fitted cupboard and wardrobe. Door to En Suite: Pedestal wash basin, WC, tiled shower cubicle with electric shower. Double glazed window to front. Bedroom 2: Dual aspect double glazed windows, ornate cast iron fireplace, fitted wardrobe cupboard, radiator. Bedroom 3: radiator, double glazed window to front. Bedroom 4: ('L' shaped with bulk head), fitted cupboard. Family Bathroom: wood panelled bath with shower attachment, WC, pedestal wash basin, radiator, double glazed window to front.

## OUTSIDE

The property is approached from the lane, with a five bar gate opening to a large gravelled drive providing parking and turning for numerous vehicles. Barn/Stables with light and power connected. Adjoining the house is a Garage and Workshop with light and power connected. A further gate from the drive opens to a large lawned garden, with area of apple orchard and interspersed with numerous trees, including beech. Immediately to the rear is the smaller paddock (1.37 acres), suitable for horses or livestock, which runs down to the stream. On the far side of the stream and extending across to the main field is an area of broadleaf woodland. The main field is interconnecting with a five bar gate to the lane.

## SERVICES

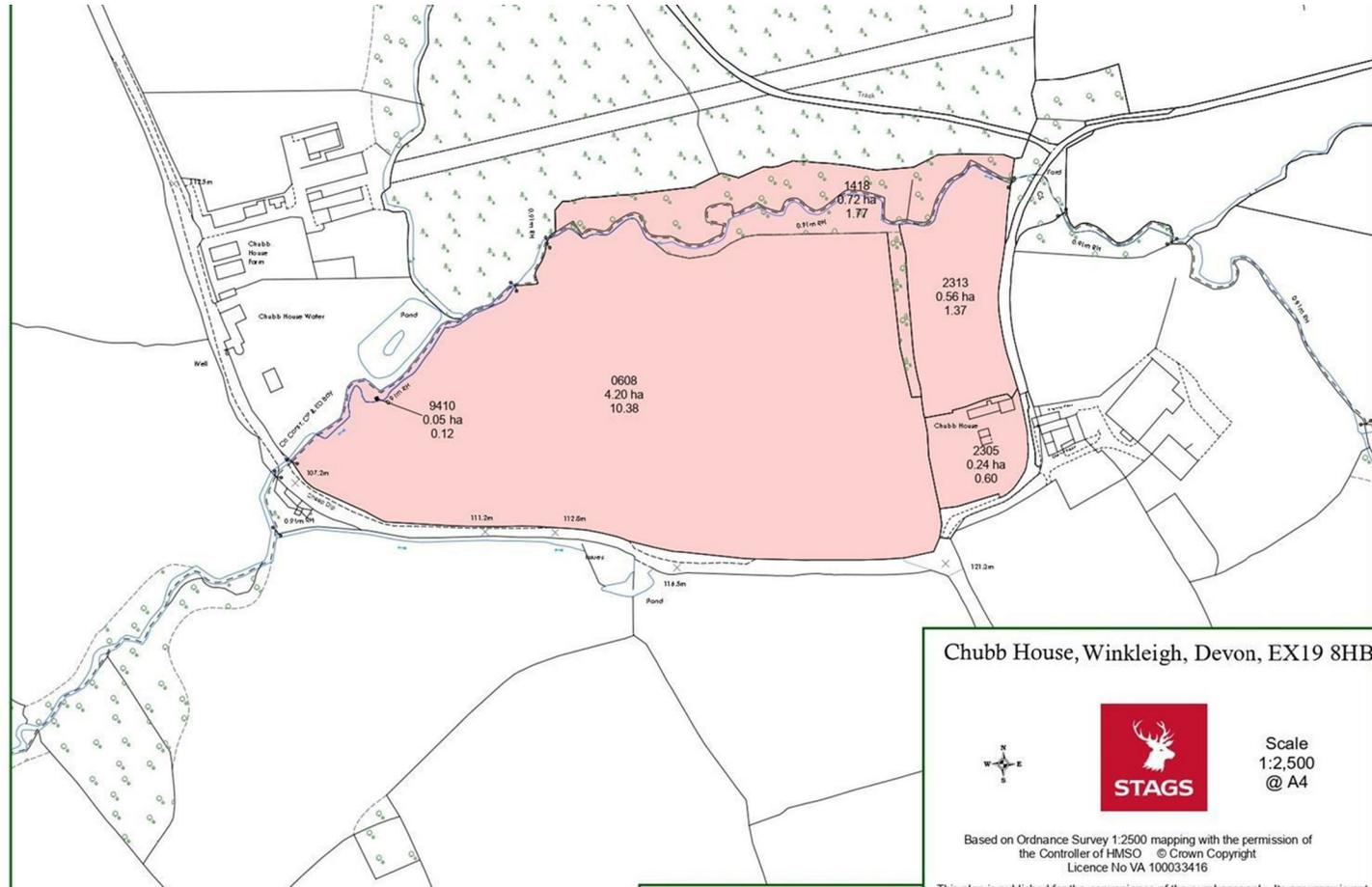
Mains Electricity and Water. Private drainage, Oil fired central heating.

## DIRECTIONS

From Okehampton proceed in a north easterly direction, taking the B3215. After approximately 4 miles, turn left at Belstone Corner, just before the railway bridge, signposted to Sampford Courtenay. At the mini roundabout turn right onto the A3072 and after approximately 1 mile, turn left to North Tawton. After a further 0.25 of a mile turn left again towards Winkleigh. Proceed for approximately 4.9 miles and take the left hand turning at Summersmoor Cross signposted to Inleigh Green. At the cross roads go straight ahead and keep right continuing on this lane for approximately 0.5 of a mile, where upon the entrance to Chubb House will be found on the right hand side.

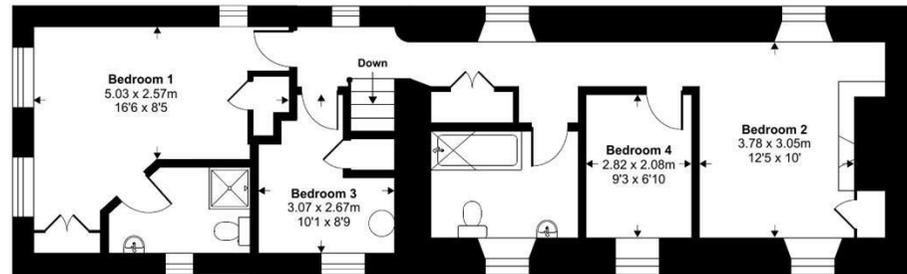
## AGENTS NOTE

The property can be available with less land if required. For further information please contact the office.

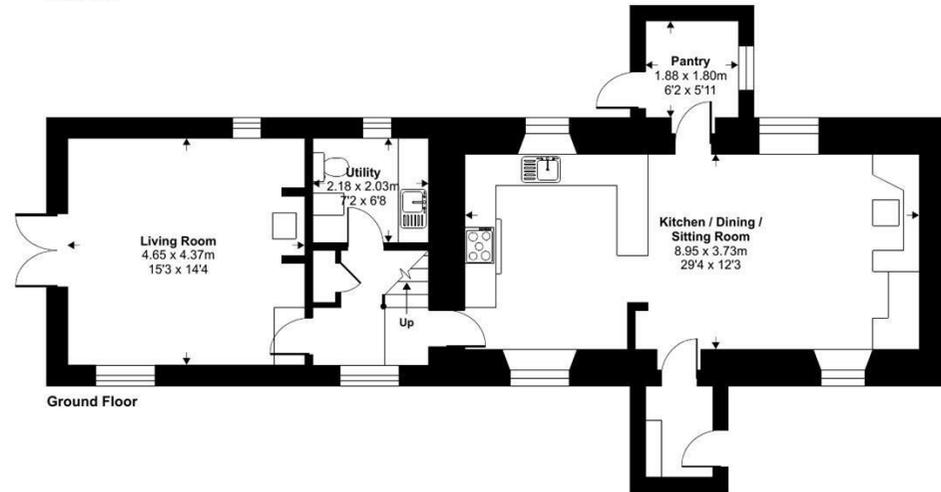


Approximate Area = 1555 sq ft / 144.4 sq m

For identification only - Not to scale



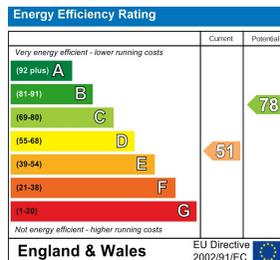
First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2022. Produced for Stags. REF: 890224



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