

STAGS

Benley







Benley,

Chulmleigh, Devon, EX18 7ED

Chulmleigh 3 miles South Molton 6 miles A361 North Devon Link Road 7 miles

A well-presented period farmhouse set in a beautiful rural location with large gardens, stunning views and a stone/cob barn with potential for conversion (stp)

- Beautifully situated period house with large gardens
- 3 Reception Rooms
- Traditional barn with conversion potential (stp)
- Just over 1 ACRE in total
- Freehold
- Outstanding rural views
- 4 Bedrooms (1 En-Suite)
- Attractive Gardens and Orchard
- Council Tax Band E

Guide Price £699,500

Stags South Molton

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Situation

Benley is privately set in a very peaceful and beautiful rural location off a little used country lane and is situated approximately equidistant between Dartmoor and Exmoor National Parks.

The small town of Chulmleigh is about three miles and offers excellent day to day facilities including medical centre, post office, shops, church, chapel, senior and junior schooling and a popular 18 hole short golf course. The larger market town of South Molton is about six miles and offers a further and wider range of amenities. The A361 (North Devon Link Road) is approximately 7 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 North Devon regional centre of Barnstaple is 20 miles and offers an excellent range of shopping and recreational facilities. The renowned North Devon coastline with extensive sandy beaches at Saunton, Croyde and Woolacombe is within easy reach by car.

Description

Primarily constructed of stone and cob under a natural slate roof and believed to be over 200 years old, the period farmhouse (not listed) has been sympathetically improved to provide well-presented and spacious accommodation whilst retaining a wealth of character features including exposed timbers and stonework, inglenook fireplaces and ledge and braced doors. There is an adjacent traditional barn, which offers much potential and is considered ideal for conversion (subject to the necessary consents) to provide ancillary accommodation, if required. Outstanding far reaching views across surrounding countryside are enjoyed from the property, particularly to the rear.

Accommodation

The front door leads into an ENTRANCE HALL and off this is a superb WET ROOM. The KITCHEN and DINING ROOM effectively run together as one room with the dining area having an inglenook fireplace with bread oven and wood burning stove, exposed stonework, slate flooring and a range of bespoke cupboards along one wall. A wide opening leads through to the kitchen area which also has a slate floor, vaulted ceiling and enjoys superb views over the rear garden and beyond. There is a range of bespoke painted units with granite work surfaces, dual ceramic sink with mixer tap and integrated dishwasher. Oil-fired Aga and dual-fuel range cooker with 6 ring hob over. The UTILITY/BOOT ROOM has fitted units with sink, plumbing for washing machine, space for tumble dryer and door to rear garden. The attractive, double aspect SITTING ROOM has an inglenook fireplace with bread oven and wood burning stove. The FAMILY ROOM (potentially further bedroom) has a wood burning stove and a door to the rear garden.

On the FIRST FLOOR the GALLERIED LANDING has an airing cupboard and doors lead into the FOUR SOUTH FACING BEDROOMS and newly re-fitted SHOWER ROOM. The MASTER BEDROOM has exposed ceiling timbers and a range of built-in wardrobes and a newly fitted EN-SUITE BATHROOM. BEDROOMS 2, 3 and 4 also have built in wardrobes.













The Gardens, Grounds and Outbuildings

A gravelled driveway leads off the country lane down to a good-sized parking area with adjacent timber-framed garage and log store. To the left of the driveway is an enclosure with a timber-framed BUILDING.

There is an attractive stone and cob BARN (48'4" x 15'11") with double doors to one end and power and light connected, which has in recent years recently been partially re-built, re-roofed and lime rendered and is considered ideal for conversion (subject to the necessary consents) to provide ancillary accommodation. Attached to the barn is a WORKSHOP (13'5" x 10'9").

Adjoining the western end of the house is a very useful STORAGE/UTILITY ROOM that offers potential to extend the existing accommodation (stp).

To the south of the house is a large area of lawn and orchard, planted with numerous trees and there is also a former vegetable garden. There is further area of attractive and landscaped garden to the rear of the house with pergola, greenhouse and superb views.

In total the property extends to JUST OVER 1 ACRE.

Services and further information

Mains electricity and water (private water supply also available). Private drainage system (septic tank and soakaway). Oil-fired central heating via radiators.
Broadband - We understand that fibre broadband is now available at the property but has not been connected.
Mobile - O2 available outside (Ofcom).

Viewing

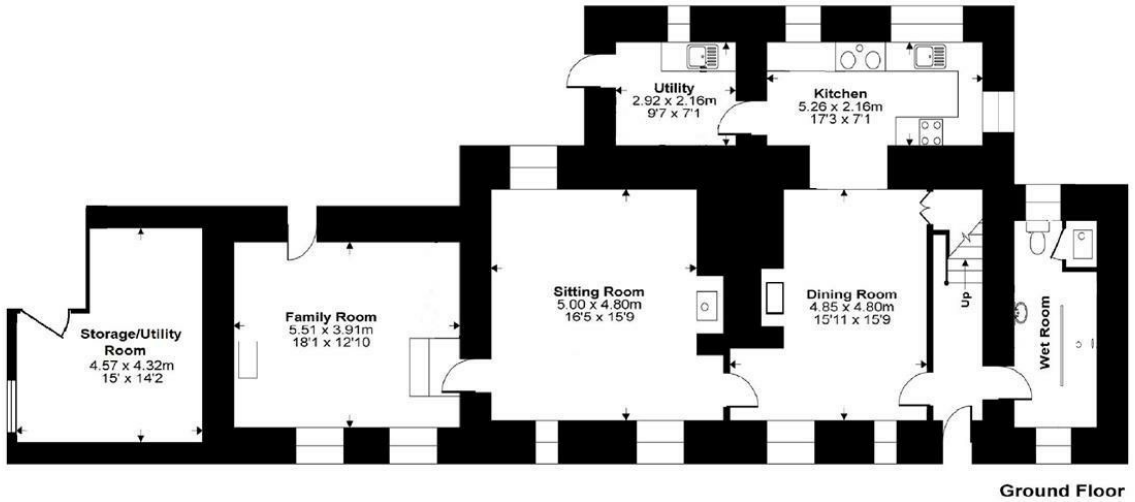
Strictly by confirmed prior appointment through the sole selling agents, Stags on 01769 572263.

Directions

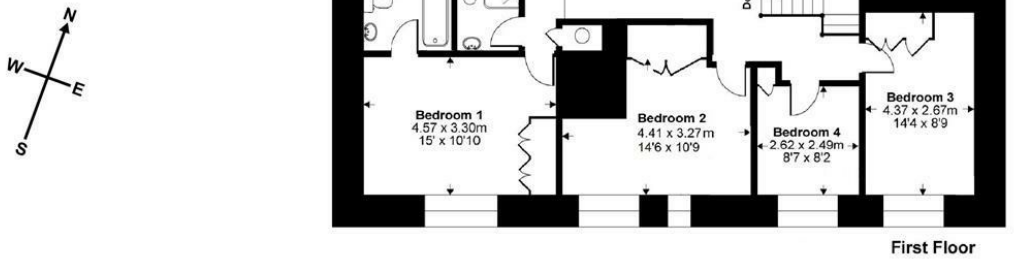
PLEASE NOTE THE POSTCODE DOES NOT LEAD DIRECTLY TO THE PROPERTY.
From South Molton take the B3137 out of town towards Witheridge. Drive through the small villages of Alswear and Meshaw and after a further one mile turn right at Gidley Cross. Continue on this road for about 3 miles and at Benley Cross turn right. Drive down the hill and Benley is the only property on the right after about half a mile.
What3words Ref: body.waggled.horn

Approx Gross Internal Floor Area

197.9 sq metres 2130 sq ft (excludes storage/utility room)



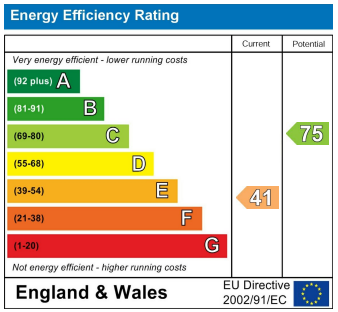
Ground Floor



First Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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