



Offers In The Region Of £155,000

2 Bedroom Cottage for sale

The Old Buttery 1 Leigh Road, Chulmleigh





Overview

Nestled just moments from the heart of Chulmleigh town centre, "The Old Buttery" is a charming two-bedroom semi-detached character cottage, beautifully presented with rendered elevations under a classic slate roof.

Thoughtfully modernised, the property offers a welcoming blend of period character and contemporary comfort-ideal for first-time buyers, investors, or those seeking the perfect holiday retreat.



Key Features

- QUAIN MID TERRACE COTTAGE
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- IDEAL FIRST TIME BUYER OR INVESTMENT HOME
- TWO DOUBLE BEDROOMS
- FULLY UPVC DOUBLE GLAZED
- WITHIN WALKING DISTANCE TO TOWN CENTRE
- CALL OR EMAIL FOR VIRTUAL TOUR
- WHAT3WORDS///sobered.wardrobe.minivans





Nestled just steps from the heart of Chulmleigh, this enchanting two-bedroom character cottage, "The Old Buttery," offers a unique blend of charm and modern comforts. Boasting a quiet yet central position, it is ideally suited for first-time buyers, savvy investors, or those seeking a picturesque holiday home in delightful rural Devon.

Traditional rendered elevations under a classic slate roof evoke the property's storied heritage, while inside, contemporary living awaits. The recently decorated ground floor features an inviting living room with impressive double-glazed windows, deep sills brimming with character, and plenty of natural light. There is ample space for a corner sofa set beneath the accent feature wall, making an ideal spot to relax and unwind after a day exploring the area. Wood-effect flooring perfectly complements the neutral décor, and a clever under-stairs cupboard provides practical storage solutions.

The stylishly fitted kitchen provides everything for the modern home cook, including an integrated oven, hob, and dishwasher, with designated space for a washing machine. Flowing effortlessly from the kitchen is the boutique dining area - a unique highlight enhanced by another characterful feature wall, ideal for entertaining or intimate evenings at home.

Upstairs, the landing offers access to the insulated roof void. There are two charming bedrooms: bedroom one is a generous double, dual-aspect with a dormer window to the front and a Velux skylight to the rear; bedroom two, also a double, features its own dormer window for the perfect peaceful outlook. The bathroom presents a white suite with panelled bath and shower attachment, pedestal washbasin, close-coupled W.C. and tiled surrounds.

Outside, unrestricted on-road parking directly in front of the cottage offers convenient and flexible options.

Surrounding the property is the lively town of Chulmleigh, celebrated for its welcoming community, attractive independent shops, two pubs, and outstanding schooling at Chulmleigh Academy, catering for children from ages 3 to 16. Practical amenities include a health centre, dental surgery, library, and local sports centre, while keen golfers will value both the short course in town and nearby clubs, including Libbaton and High Bullen.

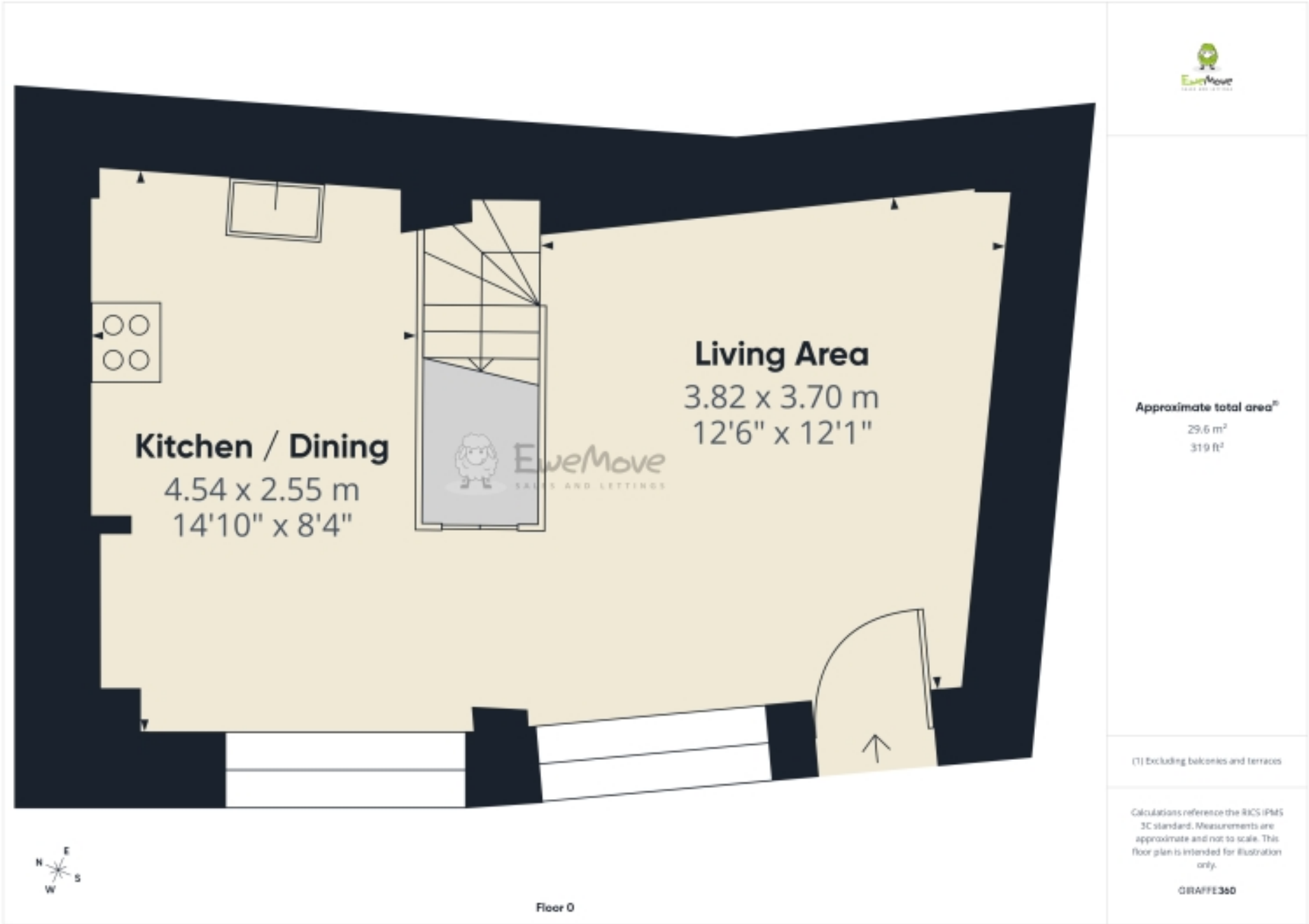


For travel, Eggesford railway station, less than two miles away, offers regular rail links to Exeter and Barnstaple. Larger centres such as South Molton and Crediton provide extensive shopping, entertainment, and comprehensive facilities. For commuters, the M5 (Junction 27), Tiverton Parkway mainline station, and Exeter International Airport are all within easy reach-making regional and national travel smooth and straightforward.

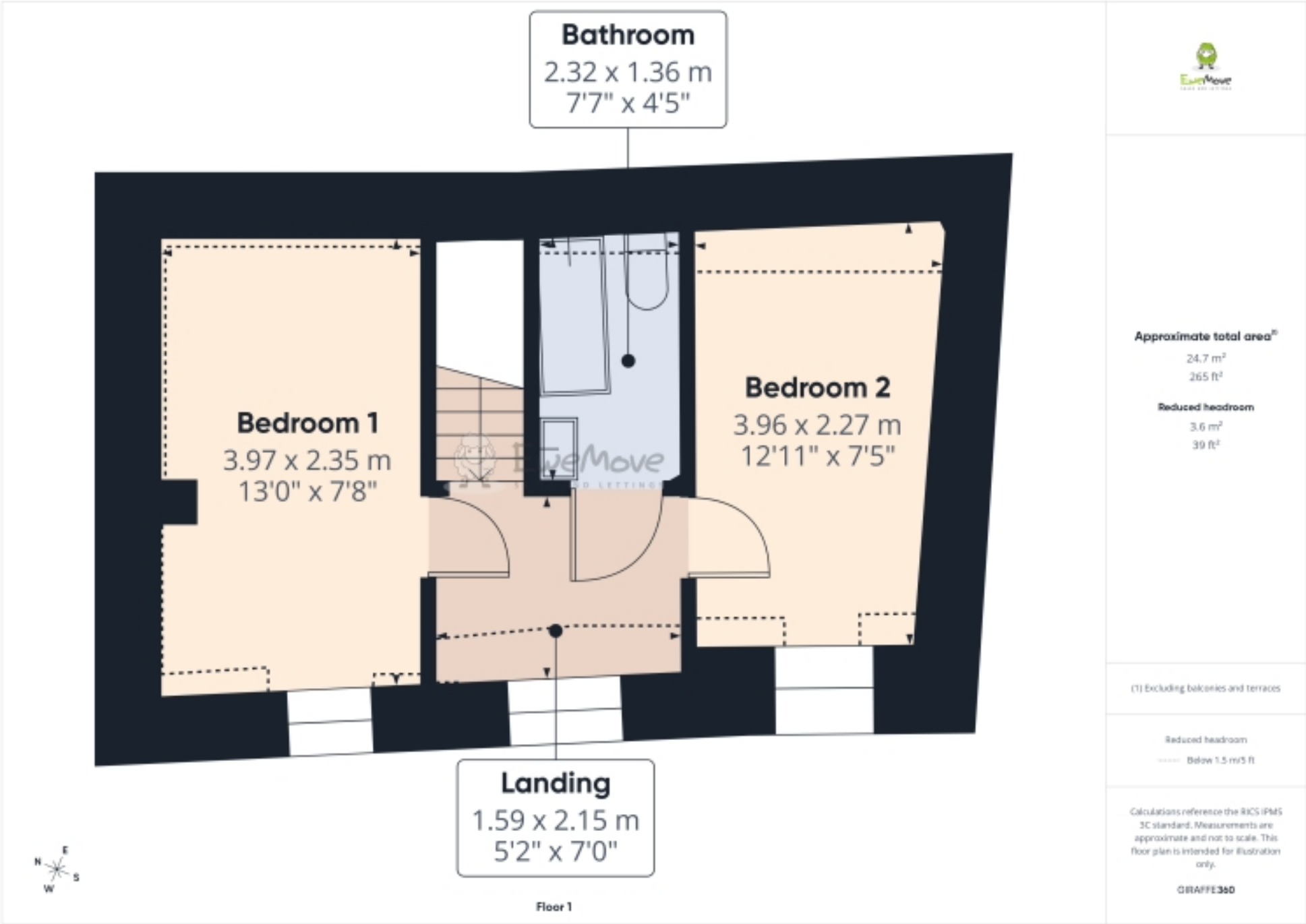
The wider significance of Devon's countryside provides opportunities for walking, cycling, fishing in local rivers, tennis, golf, rugby, sailing, and exploring the dramatic North Devon coast-less than an hour away.

With NO ONWARD CHAIN, this delightful property is a rare find in excellent condition, brimming with charm and ready for immediate occupation. Viewing is highly recommended to appreciate everything "The Old Buttery" and its enticing surroundings have to offer. Contact us today to secure your appointment.

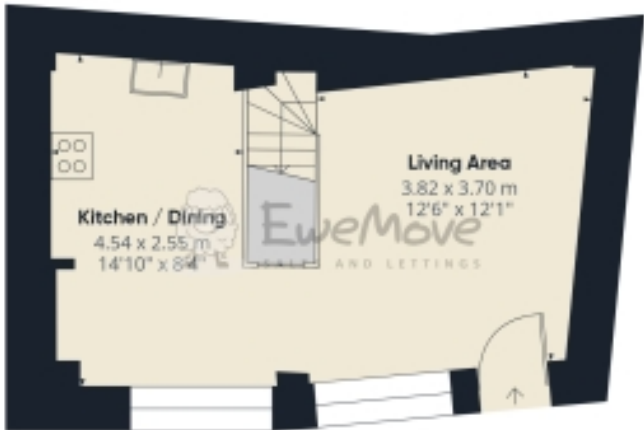
Floorplans



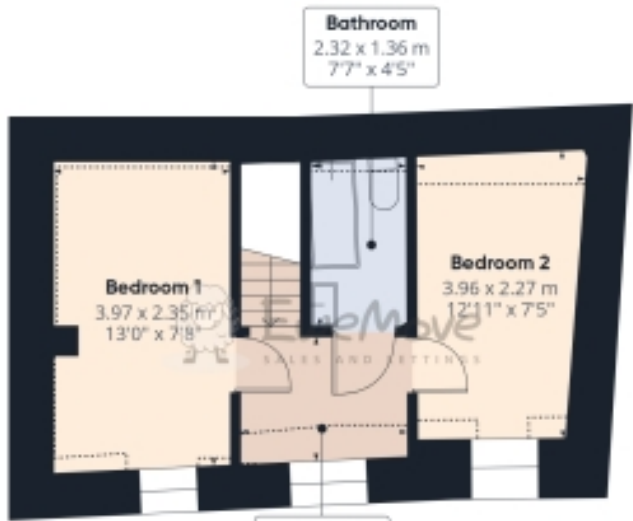
Floorplans



Floorplans



Floor 0



Floor 1



Approximate total area⁽¹⁾

54.3 m²
584 ft²

Reduced headroom

3.6 m²
39 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE 360

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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