



**STAGS**

Swallows Barn, Chawleigh, Chulmleigh,  
Devon, EX18 7HJ

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A stunning barn conversion with land on the outskirts of  
the village

Chulmleigh 2 miles Exeter 24 miles Crediton 15 miles

• Sitting Room • Kitchen/Dining Room • Utility/Boot Room • 4  
Bedrooms (2 en-suite) • Family Bathroom • Front & Rear  
Garden • Fenced Paddock • Car Barn/Workshop • In All About 1

Guide price £575,000

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## SITUATION

Swallows Barn is set in a delightful position on the outskirts of the village, along with four other impressive barn conversions forming what was once a thriving farmstead. The approach from the village is particularly attractive past St James' parish church and along a tree lined driveway leading to this select development. Chawleigh itself is a small country village with church, post office/stores, public house and village hall. The neighbouring small town of Chulmleigh is about two miles and has a further range of everyday amenities including schooling to secondary level. The larger towns of Crediton and South Molton are also within easy reach by car, as is the county town of Exeter, about 20 miles to the south. There is a regular bus service to Exeter. Chawleigh is set on the eastern side of the Taw Valley, an area renowned for its beautiful, unspoilt rolling countryside.

## DESCRIPTION

Swallows Barn is an impressive Grade II listed barn conversion of contemporary and high specification design, which is presented to a high standard with oak flooring throughout and handmade oak doors. The property is of stone elevations under a slate roof and benefits from double glazing throughout and oil fired central heating.

## ACCOMMODATION

### GROUND FLOOR

Part glazed door into BOOT ROOM/UTILITY with ceramic sink with cupboards under, plumbing for washing machine and space for further appliances, boiler and further door to the side. HALLWAY with stairs to the first floor and door to CLOAKROOM with wash basin and close coupled WC, tiled walls and under stairs storage. The large KITCHEN/DINING/FAMILY ROOM is a large, impressive room with the kitchen area fitted with a range of modern oak fronted wall and floor units, polished granite worktop, central island with polished granite worktops and inset stainless steel sinks, integrated dishwasher, fridge, freezer and range cooker. Two openings lead either side of the chimney breast to the SITTING ROOM with fireplace and wood burning stove, french doors to the front and further glazed door to the rear.

### FIRST FLOOR

The LANDING has exposed beams and oak doors to all rooms. There are FOUR DOUBLE BEDROOMS, all with vaulted ceilings and exposed oak timbers. Bedrooms 1 and 2 are both double aspect rooms with well fitted en-suite shower rooms, with bedroom 1 also having a balcony. The FAMILY BATHROOM is well fitted with a matching suite.



## OUTSIDE

To the front of the property is a large gravelled garden. A driveway leads across the front and around to the rear of the barn where there is a good size parking and turning area and a double timber CAR BARN (20' x 17') with slate roof, water, light and power and adjoining WORKSHOP/STORE (17' x 7'11") loft storage above. Adjoining the rear of the conversion is a fenced area of lawned garden and large paved patio area with external electric and water supply. There is a level paddock enclosed by natural hedging and fencing and fine views away over adjoining farmland. In total the property extends to about 1 ACRE.

## PLANNING PERMISSION

Mid Devon District Council granted planning permission in 2016 for the the erection of a lean-to oak and glass garden room to the rear of the barn. Footings are in place. Reference 16/00545/FULL.

## VIEWING

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

## DIRECTIONS

From the A377 at Eggesford Station between Exeter and Barnstaple turn north signed to Chawleigh on the B3042.

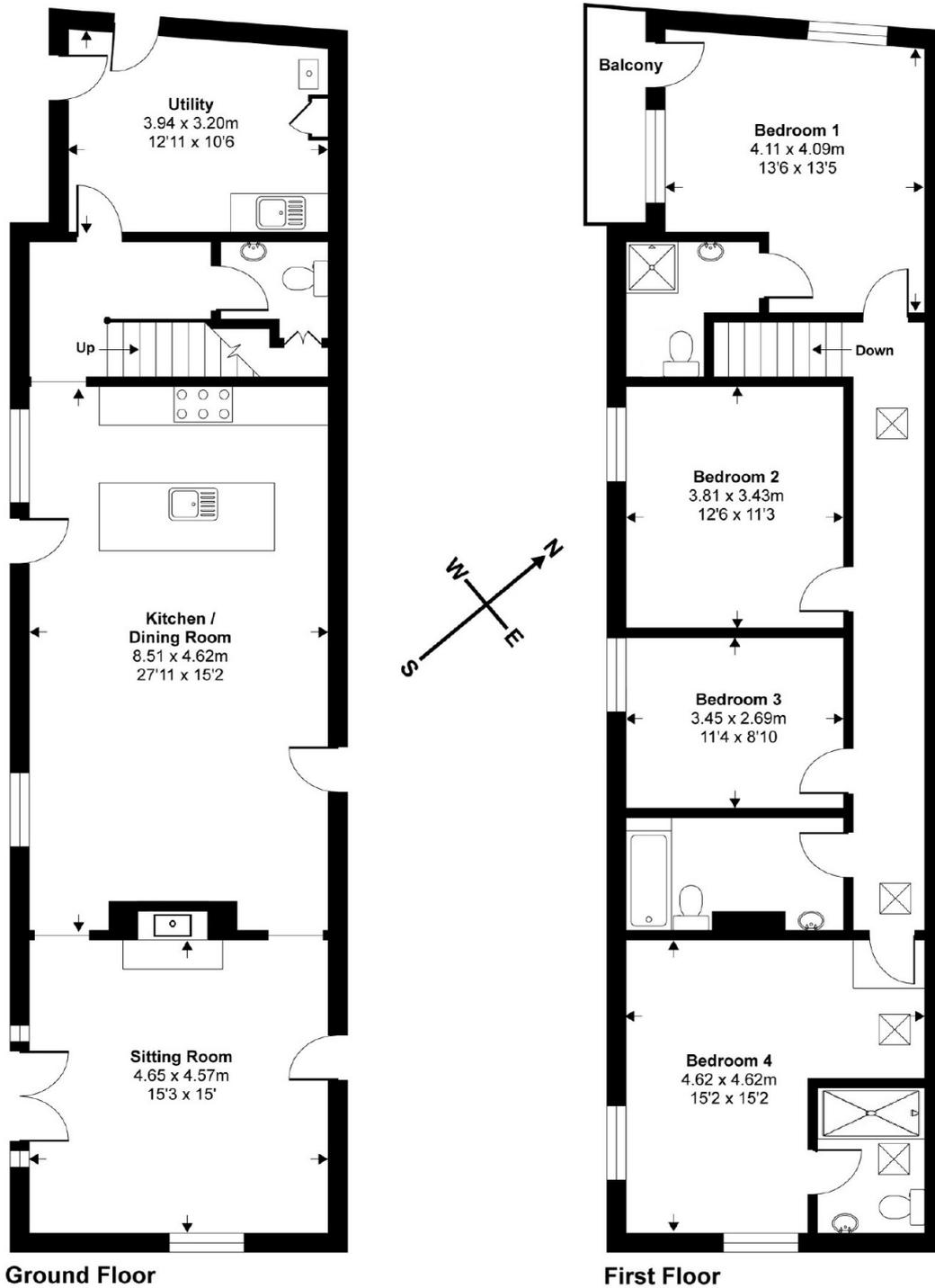
Proceed for 1.75 miles and on reaching Hollowtree Cross bear right and continue to the village. After approximately 0.25 miles turn left marked Sunny Court and after a few hundred yards turn into the driveway marked 'The Barton'. Continue along the driveway and the property will be found as the third barn conversion on the left.

## SERVICES

Mains water, electricity and drainage. Oil fired central heating.



Approx. Gross Internal Floor Area  
172.2 Sq Metres 1854 Sq Ft



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