CHELDON BARTON

CHULMLEIGH, DEVON



JACKSON-STOPS

CHELDON BARTON, CHELDON, CHULMLEIGH, DEVON, EX18 7JB

TOTAL APPROX. FLOOR AREA 4909 SQ FT / 456.1 SQ M

A charming Grade II listed period farmhouse in a delightful peaceful setting with outstanding rural views, enjoying immaculate interiors and grounds totalling 2.46 acres.



DISTANCES

CHULMLEIGH – 4.5 MILES
EGGESFORD TRAIN STATION – 4.3 MILES
TIVERTON – 15.4 MILES
EXETER – 20.5 MILES

GROUND FLOOR

- Entrance hall
- Drawing room
- Sitting room
- Kitchen
- Dining room
- Cloakroom

FIRST FLOOR

- Principal bedroom with en suite
- 4 Further bedrooms
- Family bathroom

GARDENS

- Formal lawns
- Courtyard to the rear
- Wild meadow/paddock
- Driveway with parking

OUTBUILDINGS

- Range of stone-built outbuildings to include a garage/ workshop, garden store and barns

LOCATION

Cheldon Barton enjoys a remarkably peaceful and rural setting, perfectly nestled within the tranquil, unspoilt hamlet of Cheldon, a small cluster of properties, with the 15th century country church of St. Mary, cottages, barn conversions and a farm. Encircled by glorious, rolling Devon countryside, the surrounding landscape is defined by gently undulating pasture, sweeping arable fields, and pockets of ancient wooded valleys. This idyllic backdrop affords Cheldon Barton an exceptional degree of privacy and rural seclusion, delivering a quintessential country lifestyle without feeling isolated.

Despite its wonderfully quiet and hidden position, the property benefits from superb accessibility. The thriving nearby market towns of Chulmleigh, South Molton and Tiverton cater extensively to daily needs, offering an excellent selection of supermarkets, independent shops, bakeries, twice weekly markets, traditional pubs, cafés, banks, and sports facilities. Education in the area is highly regarded; the local Chulmleigh College boasts an excellent reputation for secondary education alongside a strong primary school network. Renowned independent schooling is also within easy reach, including Blundell's at Tiverton, West Buckland School near South Molton, and Exeter School.

Transport links are remarkably efficient for such a secluded location. To the north, the A361 North Devon Link Road provides access to Barnstaple and the stunning North Devon coast while driving south brings you to Tiverton and the M5 motorway at Junction 27. There are mainline stations at Tiverton Parkway, around 30 minutes by car, and Exeter offering fast, direct services to London Paddington. Locally, the scenic Tarka Line runs through the beautiful Taw Valley, connecting Exeter St. Davids to Barnstaple, with convenient nearby stations at Eggesford, Kings Nympton, and Lapford.



















THE PROPERTY

Cheldon Barton is a thoroughly enchanting and distinguished family home, constructed of natural stone elevations under a slate roof, occupying an enviable and peaceful position within the hamlet. The property exudes a warm, welcoming atmosphere, seamlessly marrying rich architectural character with beautifully proportioned, light-filled accommodation. Throughout the home, fine period features include high ceilings, magnificent Inglenook fireplaces, and striking exposed timbers.

The versatile accommodation offers five bedrooms, highlighted by a generous principal suite with an ensuite bathroom. The house is wonderfully complemented by an array of versatile outbuildings and sits within exceptional, predominantly south-facing grounds that command sweeping, far-reaching views across the picturesque Little Dart Valley. In all, the property extends to approximately 2.46 acres.

An open porch leads via the front door into a welcoming central reception hall from which the principal reception rooms flow beautifully. The drawing room is full of charm and character with a traditional stone Inglenook fireplace and featuring a substantial exposed ceiling beam.

The front window, set within wide curved reveals, is a striking period feature that bathes the room with natural light while perfectly framing the glorious views across the gardens and valley beyond. Leading off the drawing room is a cosy sitting room, enhanced by a further grand fireplace and useful understairs storage.

The kitchen is thoughtfully fitted with bespoke cabinetry, it features an Aga, integrated Miele oven with a warming drawer, an induction hob, a Miele dishwasher and dual sinks with mixer taps. For more formal entertaining, the elegant dining room comfortably accommodates a large twelve place dining table, while enjoying an abundance of natural light.

Further accommodation on the ground floor includes a cloakroom with a Belfast sink, alongside a dedicated laundry/boot room area with plumbing for white goods and direct access to the rear courtyard.

From the reception hall, a pretty staircase rises to a bright and airy galleried landing. The principal bedroom suite is of generous proportions, capturing spectacular elevated views over the main grounds and valley. It benefits from a spacious ensuite bathroom, complete with a freestanding bath, a large separate corner shower, vanity wash basin, and a heated towel rail.

There are four further characterful bedrooms. Bedroom two is an expansive double enjoying a sunny, south-facing aspect, while bedroom three is another well-proportioned double with built-in storage. Bedroom four is rich in period detail with exposed timber framing and a heritage roof light and has a very large built in airing cupboard. Bedroom five is a comfortable room with a side aspect overlooking the west lawn. These bedrooms are served by a well-appointed family bathroom comprising a bath with overhead shower, wash hand basin, WC, and heated towel rail.

OUTSIDE

Cheldon Barton is approached via a sweeping gravel driveway, entered through a secure, electric five-bar timber gate. The driveway provides an impressive approach with ample parking for multiple vehicles to both sides of the property, whilst ensuring seamless access to the versatile outbuildings.

Directly to the front of the house is a delightful, sun-drenched terrace, perfectly positioned for alfresco dining, entertaining, and taking in the peaceful surroundings. From here, gentle steps descend to a generous, level lawned garden that frames spectacular, far-reaching views over the Devon countryside, with a natural bank creating a soft, attractive boundary between the formal gardens and the driveway.

Beyond the drive lies the paddock/wild meadow that slopes gracefully down into the valley, ideal for those with equestrian or smallholding interests. To the side of the property, a further garden area offers a high degree of privacy, enriched by a selection of mature specimen trees. This space flows beautifully into an additional paddock, which historically served as a traditional orchard. In all, the glorious gardens and grounds extend to approximately 2.46 acres, offering a superb lifestyle potential.

Cheldon Barton is exceptionally well-served by a versatile range of traditional outbuildings, which retain immense character and offer tremendous potential for a variety of uses, including conversion or further development, subject to necessary planning consents.

Among these is a highly historic barn, believed to date back to the Saxon era, constructed of traditional stone and cob. This building is cleverly divided into three distinct sections: the first provides a highly practical storage space equipped with power and light; this leads into a dedicated workshop, similarly serviced; which in turn connects to a secure garage area featuring double doors opening towards the road for easy vehicular access.

Steeped in history, a second substantial structure is understood to be the original medieval farmhouse. Built of classic stone and cob elevations under a tiled roof, this building comprises three versatile sections, including a central open-fronted bay.

Completing the outbuildings is a further detached structure constructed of stone and blockwork, thoughtfully divided into two distinct rooms. It is fully equipped with both power and light, making it ideally suited for use as a home office, studio, or hobby room.

DIRECTIONS (POSTCODE EX18 7JB)

From the A361 at Moortown Cross (approximately half way between Tiverton and South Molton) take the turning signposted to Rose Ash. After about half a mile turn left signed to Meshaw, Witheridge and Chulmleigh. Continue on this road going straight across at the crossroads of Batsworthy, Gidley and Burrow. From the latter, continue for a further 2.5 miles and turn left at Cheldon Cross signed to Lapford and Cheldon. Continue for just over a mile and take the next right turn towards Cheldon. Continue into the village and at the right hand bend next to the Church turn left and Cheldon Barton can be seen in front of you.

What3words - ///pods.deck.coder

PROPERTY INFORMATION

Services: Mains electricity and water. Private drainage. Oil fired central heating.

Tenure: Freehold

Local Authority: North Devon District Council

Council Tax: Band: F

EPC rating: D

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: By appointment with Jackson-Stops Exeter office: 01392 214222

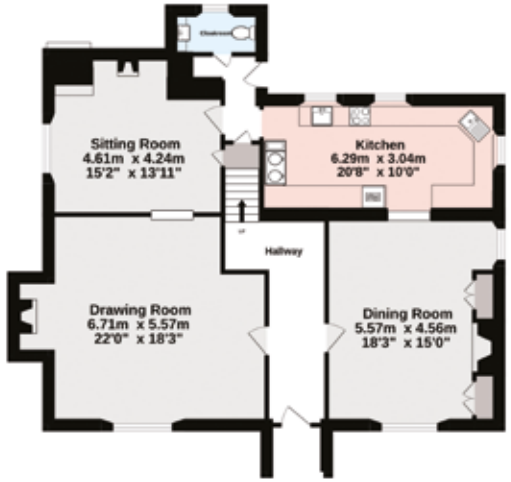




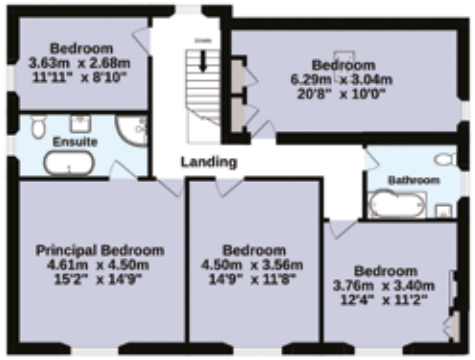


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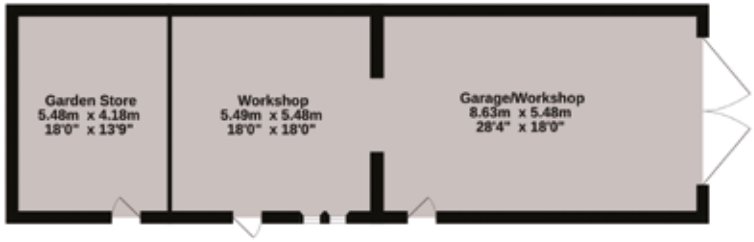
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Ground Floor
112.7 sq.m. (1213 sq.ft.) approx.

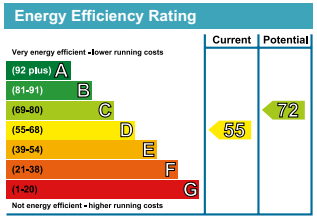


1st Floor
104.1 sq.m. (1121 sq.ft.) approx.

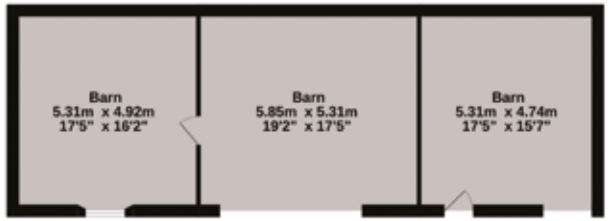


Garage/Workshop
100.4 sq.m. (1080 sq.ft.) approx.

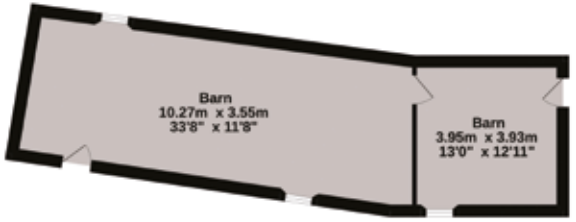




Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Barn
82.2 sq.m. (885 sq.ft.) approx.



Barn
56.6 sq.m. (610 sq.ft.) approx.

Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

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