

Rosemont, Chawleigh, EX18 7HG

Guide Price **£350,000**

Rosemont

Chawleigh, Chulmleigh

- Characterful Four/Five Bedroom Village Cottage
- Beautifully Presented with Recent Improvements
- Attractive Established Cottage Gardens
- Spacious Kitchen/Dining Room Opening to the Garden
- Cosy Living Room with Bay Window & Multi-Fuel Stove
- Four First Floor Bedrooms, Principal with En-Suite
- Flexible Ground Floor Snug or Fifth Bedroom
- New Double Glazed Windows & External Doors
- Private Off-Road Parking for Two Vehicles
- Popular Devon Village with Shop, Pubs & Community Facilities

There's much more to Rosemont than you might expect from the outside. Dating back to around 1850–1860, this attractive village cottage has a fascinating history, having once formed part of the Earl of Portsmouth's estate and, at one time, served as the village bakery. Remarkably, the owners still have original documents dating back to 1860, complete with wax seals, offering a lovely connection to the property's past. The cottage has been extended over the years to create a surprisingly spacious home, while retaining plenty of the character and warmth you'd hope to find in an older property. Chawleigh is a traditional Mid Devon village with a good sense of community, two pubs, a village shop and post office, and a historic church. It's surrounded by lovely countryside, with plenty of opportunities to get out walking, while nearby Chulmleigh provides a wider range of facilities, including schools, shops and a medical practice.









Eggesford railway station is also just a few miles away, with services towards Exeter and Barnstaple.

Inside, the cottage feels comfortable and well cared for, with a layout that offers plenty of flexibility for family life. The sitting room is a cosy space with a bay window to the front and a multi-fuel stove set within a character fireplace, while the kitchen/dining room at the rear is a particularly good size, with plenty of room for a family dining table and doors opening directly onto the garden. The current owners have made some worthwhile improvements, including additional kitchen worktop space and a new Bosch oven and hob, while all the windows and external doors were replaced in April 2026, giving the house a fresher appearance. There's also a separate ground-floor room which could work as a snug, home office, playroom or fifth bedroom, together with a family bathroom. Upstairs are four bedrooms, including the principal bedroom with its own en-suite shower room. Oil-fired central heating provides everyday comfort, and the loft has been completely boarded with a fixed folding ladder, providing useful additional storage.

To the rear, the gardens are a lovely part of the property, with the feel of a traditional cottage garden rather than a plain lawn. Established flowers, shrubs and trees provide plenty of colour and interest, with a lawn, patio and space to sit outside and enjoy the surroundings. There's a useful garden shed/workshop, with access available from both the house and the front of the property. There is also an external store with lighting and power for freezers or DIY use, along with an outside tap. A separate garden tap and a smaller external store housing the boiler are also included. Private off-road parking for two vehicles is another valuable feature in a village setting.

Rosemont has the space to accommodate a growing family, the flexibility to adapt as needs change and the character that makes a cottage feel like home, all within a well-established Devon village community.

Agents' Notes:

Boundaries, Access & Parking:
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Heating Type (Non-Mains):
We're informed by the seller that the property is heated via oil. Buyers should confirm servicing arrangements and running costs.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.







Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon

Approx Age: 1850

Construction Notes: Stone

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Oil fired central heating

Listed: No

Conservation Area: Yes

Tenure: Freehold

CHAWLEIGH, positioned almost equidistant between Exeter and Barnstaple, is ideal for those seeking the tranquillity of a pretty Devon village with easy access to some of the county's larger towns. The village has a pub and a shop with Post Office for everyday essentials, for a larger set of facilities the market town of Chulmleigh is 2 miles away. The village offers a variety of activities and events for parishioners while, for a fresh-air fix, Eggesford Forest is a couple of miles away giving super walking and riding opportunities. Eggesford also has a station for trains to Barnstaple and Exeter, overlooking the tracks is an independently-run café and farm shop.

DIRECTIONS

For sat-nav use EX18 7HG and the What3Words address is ///recital.hotspot.condition but if you want the traditional directions, please read on.

Upon entering Chawleigh from the A377 at Eggesford or Chulmleigh, proceed until you pass the Royal Oak Inn on your left and the house will be found approx. 100m further on, on the right hand side of the street.









Floor 0



Floor 1



HELMORES
SINCE 1499

Approximate total area(1)

112.1 m²

Reduced headroom

2 m²

(1) Excluding balconies and terraces

Reduced headroom
····· Below 1.5 m

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

GIRAFFE360



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.