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Leaches House



Chulmleigh 2 miles Exeter 24 miles  
Crediton 15 miles

**Set on the edge of the village, a beautifully presented and spacious period house with a wealth of historic features**

- Kitchen/Breakfast Room
- Dining Room
- Sitting Room
- Study
- Five Bedrooms
- Two Bathrooms
- Large Enclosed Gardens
- Useful Outbuildings

Inside the back door is a SIDE HALL with slate floor and a door to the right leads into former DAIRY with original tiled floor, slate shelving and vaulted ceiling. Off the side hall is a REAR HALL with a door leading off into the DINING ROOM with double doors leading out into the garden. At the lower end of the rear hall is a SHOWER ROOM with large shower, pedestal washbasin, WC and large sliding door cupboard with space and plumbing for washing machine.

Stairs lead from the living room to the FIRST FLOOR LANDING, which leads initially to the FOUR MAIN BEDROOMS and BATHROOM. The bedrooms have plenty of character with either exposed ceiling timbers, shuttered sash windows or window seats. One of the bedrooms has two fitted wardrobes, one of which has a large airing cupboard as well as a Victorian fireplace. The fourth bedroom has a vaulted

#### Situation

Leaches House is set on the edge of the village of Chawleigh which has a post office/stores and church. The small town Chulmleigh is only two miles and has further range of shops and schooling to secondary level. Both Chulmleigh and Chawleigh lie on the eastern side of the beautiful Taw Valley, an area renowned for its stunning scenery and rolling unspoilt countryside and the property is ideally situated to take advantage of the many country and woodland walks in the area. The property is also within easy reach of Eggesford railway station on the Barnstaple to Exeter (Tarka) line.

The market towns of South Molton and Tiverton are about 10 miles and 17 miles respectively and from Tiverton there is a dual carriageway access to the M5 motorway at Junction 27 where there is also Tiverton Parkway railway station offering a main line service to London Paddington.

#### Description

Leaches House is a beautifully presented and spacious Grade II listed house set on the edge of the village. The house is believed to date from the 17th Century and has many fine period features including plank and muttin oak screening, exposed beams, sash windows and large fireplaces. There are large enclosed gardens to the rear and a range of useful outbuildings with potential for conversion to alternative uses (stp).

#### Accommodation

A wrought iron gate and cobbled path lead through the front garden to a stone PORCH with the crest of the Earl of Portsmouth above. This leads through into a RECEPTION HALL with an original plank and muttin screen, wall cupboard and a Victorian cast iron fireplace with tiled inserts. The Inner HALL has a terracotta tiled floor, and leads to a spacious KITCHEN/BREAKFAST ROOM with vaulted ceiling, bespoke oak fronted base units with slate worktops over, integrated fridge and dishwasher, Rangemaster cooker and dual bowl ceramic sink unit with mixer tap. Fireplace with beam over, bread oven and wood burning stove. The impressive SITTING ROOM has an abundance of character including oak beamed ceiling, panelling, shuttered sash windows and an inglenook fireplace with wood-burning stove. Other features in this lovely room include a window seat, plank and muttin screening as well as an attractive wall cupboard with book shelving. A short passage with under-stairs cupboard leads through to the STUDY with an outlook over the front and side gardens, Victorian fireplace with tiled inserts and a built in wall cupboard.

ceiling with original roof timbers and an area leading out into a dormer window perfect for studying. Off this room is a FIFTH BEDROOM at the rear of the house with a superb outlook over the gardens. The BATHROOM is fitted with a modern suite.

#### Outside

To the front is a walled garden with cobble path leading to the front door. To the higher side of the house a timber five bar gate leads to a gravelled parking area with access to the main back door and to the gardens. To the right is an original former PIGSTY of stone and cob construction with a thatched roof, divided into three and is used for storage.

Adjoining the rear, leading out from the dining room, is a attractive patio area with an ornamental pond. The main gardens continue away from the house and are mainly lawned with a wide variety of flowerbeds, specimen trees and orchard areas. There is an old stone built privy and at the far end there is a vegetable plot. On the lower side is a further area of mainly lawned garden with specimen trees, fruit bush garden and a timber framed greenhouse. Leading on from this is a side garden with a further walled yard and a stone and slate BARN overall 33'x 8'10" currently divided into three rooms on the ground floor and with a loft over running the length of the building.

In total the property extends to about .60 ACRES.

#### Viewing

Strictly by prior confirmed appointment with the selling agent, Stags on 01769 572263.

#### Services

Mains electricity, water and drainage.

#### Directions

From the A377 at Eggesford Station take the turning opposite the station signposted to Chawleigh onto the B3042. Follow this road for approximately two miles and at Hollowtree Cross keep right towards Chawleigh. Drive into the village and take the second turning left with the Portsmouth Arms on the left hand side. Continue along this road and the house is soon after on the right.  
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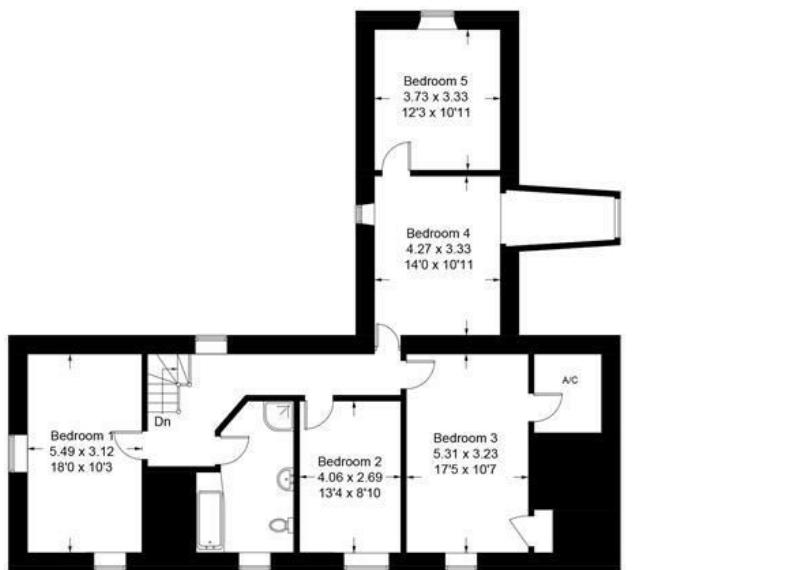
#### Please Note

The front and part of the rear roof is due to be re-thatched, starting towards the end of November 2020.

**Guide Price £675,000**



Approximate Gross Internal Area = 282.2 sq m / 3038 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID709174)

These particulars are a guide only and should not be relied upon for any purpose.

29 The Square, South Molton, EX36 3AQ



01769 572263  
south-molton@stags.co.uk

stags.co.uk