



Bond
Oxborough
Phillips

Changing Lifestyles

Granary Cottage
Church Street
Chulmleigh
EX18 7BU

Offers in excess of: £220,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

Granary Cottage, Church Street, Chulmleigh, EX18 7BU

- Period Property
- Two Bedrooms
- Log Burning Stove
- Quiet Location
- Kitchen/Diner
- Courtyard Garden
- EPC: F
- Council Tax Band: B



Nestled in a peaceful and tucked-away position just a short stroll from the heart of Chulmleigh, this truly charming home offers a rare blend of history, character and contemporary comfort. Approached via an old cobbled road that immediately sets the tone, the property enjoys a wonderfully quiet setting while remaining within easy reach of the town's amenities, shops and welcoming community atmosphere.

Chulmleigh itself is a quintessential North Devon market town, celebrated for its sense of heritage, rolling countryside surroundings and friendly village spirit. With scenic walks on your doorstep and everyday conveniences within walking distance, it offers an enviable balance of rural tranquillity and practical living. Originally a former granary, the property beautifully retains the essence of its past while embracing modern lifestyle needs. From the moment you step inside, there is a tangible sense of warmth and character.

The ground floor kitchen/diner provides a superb entertaining space — generous, inviting and perfectly suited to both relaxed family meals and lively gatherings with friends. Thoughtfully arranged, it flows seamlessly out to a covered courtyard, creating a delightful extension of the living space and an ideal spot for al fresco dining or morning coffee in sheltered privacy.

Also on the ground floor is the first double bedroom, complete with a built-in wardrobe and a stylish en-suite shower room. This versatile room offers excellent accommodation for guests, or convenient single-level living.

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Ascending to the first floor, the living room is nothing short of captivating. Beautiful exposed stone walls and a striking brick feature wall breathe life into the building's heritage, while vaulted ceilings enhance the feeling of space and light. Exposed beams draw the eye upward, creating a dramatic yet cosy atmosphere — a perfect retreat at the end of the day.

The final bedroom continues the theme of character and charm, boasting its own stone feature wall and a distinctive open-plan layout incorporating the shower area. The result is a boutique-style suite with personality and flair, blending rustic textures with contemporary comfort.

This is a home that tells a story — rich in history, full of character, and perfectly positioned in one of Devon's most charming market towns. A unique and atmospheric property that offers both lifestyle and location in equal measure.



Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01805 624 426 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

01805 624 426

For more information or to arrange an accompanied viewing on this property.

The vendor informs us that the property is thought to be constructed of stone and brick in the main home with the upstairs in the extension constructed of timber, all under a tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Electric Central Heating Boiler

Mains water - Mains electric - Mains drainage - Landline telephone.

Broadband coverage: Ultra-fast available 900mbps (information taken from Ofcom checker)

Mobile phone coverage: Available onsite (see Ofcom checker for further information)

Floorplan & EPC



Directions

From our office in Well Street continue until reaching the crossroads, turn left and passing the BP garage on your right hand side, turn right at the mini roundabout signposted towards Barnstaple and South Molton. Proceed down Calf Street until reaching the next mini roundabout and take the second exit signposted towards South Molton B3227. Continue along this road for approximately 8 miles until reaching a T junction, turn right onto the A377 signposted towards Exeter, stay on this road going through the village of Umberleigh following the signs to Exeter. Continue along this road and take the first left hand turning signposted towards Chulmleigh, continue along this road for approximately 1 1/2 miles and upon entering the village, pass the community school on your left hand side following South Molton Street. Continue along the road, taking the second turning onto New Street where the property can be found within The Square.

What3Words (Property) - ///establish.catapult.posed

What3Words (Public Parking) - ///motoring.seggregate.majors

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.