

Swallows Barn







Swallows Barn,

Chawleigh, Chulmleigh, Devon, EX18 7HJ

Chulmleigh 2 miles Exeter 24 miles Crediton15 miles

A stunning barn conversion set within an acre of gardens and grounds tucked away on the outskirts of the village

- Spacious open-plan kitchen/dining/family room
- Sitting room with wood-burning stove
- Four well-proportioned bedrooms (2 en-suite)
- Excellent car barn with workshop
- Freehold
- Modern oak kitchen with granite worktops
- Superb oak-framed garden room
- Landscaped gardens and paddock
- In all about 1 acre
- Council Tax Band E

Guide Price £665,000

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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 at Chulmleigh Academy. 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 occupying a delightful position on the outskirts of Chawleigh, with far-reaching views over the surrounding countryside. Originally converted to a high standard, the property combines attractive traditional features including stone elevations, exposed oak timbers and vaulted ceilings with spacious and versatile contemporary accommodation. The particularly impressive open-plan kitchen/dining room provides an excellent heart to the home, while the sitting room enjoys a wood-burning stove and doors opening onto the gardens. A further highlight is the attractive oak-framed garden room, added by the current owners, which creates a lovely additional living space overlooking the landscaped garden and adjoining paddock. There are four double bedrooms, two with en-suite facilities, together with a family bathroom. Outside, the property benefits from established gardens, extensive gravelled parking, a double car barn/workshop and a level paddock, with the whole extending to approximately one acre. Set within a small and attractive group of former farm buildings, Swallows Barn offers a rare combination of character, space, privacy and countryside living, whilst remaining within easy reach of Chulmleigh and the wider North Devon and Mid Devon area.

Accommodation

A part-glazed door opens into the BOOT ROOM/UTILITY, with ceramic sink and cupboards beneath, plumbing for a washing machine, space for further appliances, the boiler and a further door providing access to the side. The HALLWAY has stairs rising to the first floor, useful under-stairs storage and a CLOAKROOM with wash basin and WC.

The open-plan KITCHEN/DINING/FAMILY ROOM is a particularly impressive and sociable space, providing the real heart of the property. The kitchen area is fitted with a comprehensive range of modern oak-fronted wall and floor units beneath polished granite worktops, together with a large central island incorporating further granite work surfaces and inset stainless steel sinks. Integrated appliances include a dishwasher, fridge and freezer, together with a range cooker. There is plenty of space for a large dining table and comfortable family seating, with natural light from the windows and glazed doors overlooking the gardens. A wide opening to the right of the chimney breast leads through to the SITTING ROOM, which has a fireplace housing a wood-burning stove, French doors opening to the front and a further glazed door providing access to the rear.

The OAK-FRAMED GARDEN ROOM, added by the current owner, is a superb extension to the living accommodation. With its vaulted timber-lined ceiling, exposed oak framing and extensive glazing, it is a wonderfully light and attractive room which provides an additional sitting or family room and enjoys a pleasant outlook over the landscaped gardens. Double timber doors open onto the paved terrace, creating a particularly good connection between the house and outside space.

On the 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 appointed en-suite shower rooms, with bedroom 1 also having a balcony. The FAMILY BATHROOM is well-appointed with a modern suite.













Outside

To the front of the property is an enclosed 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"). Adjoining the rear of the conversion and wrapping around the garden room is a fenced area of paved and landscaped garden with a fish pond. 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.

Services and further information

Mains water, electricity and drainage. Oil fired central heating.
Mobile - Variable to good coverage from all major providers (Ofcom).
Broadband - Ultrafast available (Ofcom).
Construction - Primarily stone under a slate roof.

Viewing

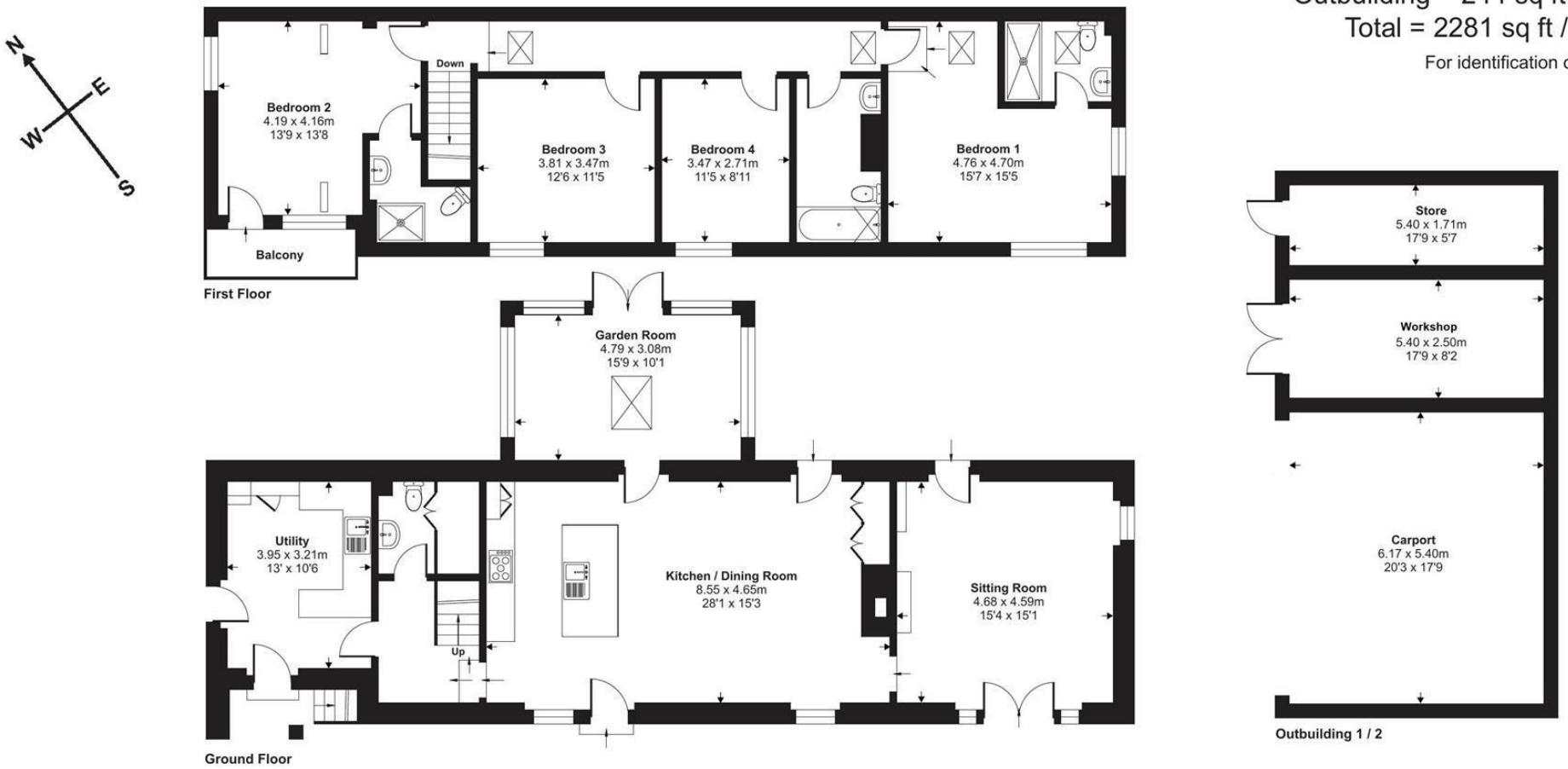
Strictly by confirmed prior appointment through the sole selling agents, Stags on 01769 572263.

Directions

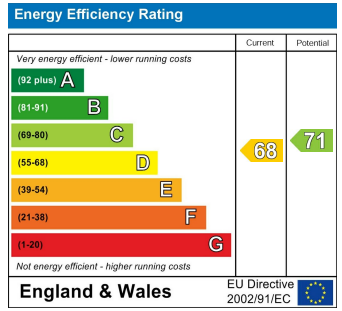
From the A377 at Eggesford Station between Exeter and Barnstaple turn north signed to Chawleigh onto the B3042. Proceed for 1¾ miles and on reaching Hollowtree Cross bear right and continue towards the village. After approximately a quarter of a mile turn left marked 'Sunny Court' and after a few hundred yards turn left into the driveway marked 'The Barton'. Continue along the driveway and the property will be found as the third barn conversion on the left.

What3words Ref: ///test.swatted.ghosts

Approximate Area = 2037 sq ft / 189.2 sq m (excludes carport)
Outbuilding = 244 sq ft / 22.6 sq m
Total = 2281 sq ft / 211.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1515448



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