



The Chapel, Hittisleigh, Exeter, EX6 6LG

Guide Price: £700,000

A beautifully converted three bedroom detached chapel located within the stunning village of Hittisleigh on the edge of Dartmoor national park. No onward chain.

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Description:

The chapel is an example of how a conversion can be completed to an incredibly high standard whilst maintaining the features that give it so much character. The property is set on a breathtaking plot of roughly one acre and is offered to the market with no onward chain.

Ground floor:

The property is accessed on a flat surface from the gravel driveway.

Kitchen/dining room: A stunning farmhouse style kitchen with a vaulted ceiling and wooden flooring and a large space for a dining table set. The kitchen comprises of a mixture of wooden wall and base storage units, wooden and quartz work surfaces. Fitted appliances include an extractor fan and Belfast sink. Further space is provided for a large rangemaster oven, dishwasher and fridge/freezer. Dual front facing windows and double French doors leading onto a raised patio with beautiful panoramic views.

Sitting room: Large and bright sitting room with plenty of space for large furniture. Brick built fireplace with fully functioning wood-burner, wooden floorboards, triple aspect windows and double radiators.

Study: The perfect space for a home office or playroom with dual aspect windows, carpet flooring and radiator.

Downstairs bathroom: Stand in shower cubicle, Low level W/C and wash basin, wooden floorboards, rear facing

window and radiator. Plumbing and space for a washing machine and tumble dryer.

First floor:

Bedroom one: Large double bedroom, dual aspect windows, wooden floorboards, double built in wardrobe and radiator.

Bedroom two: Further double bedroom, rear facing window with stunning views, wooden floorboards, and radiator.

Bedroom three: Good size room, window, wooden floorboard and radiator.

Bathroom: Bath, low level W/C and wash basin, wooden flooring, window and radiator.

Outside:

Beautifully maintained south east facing garden with outstanding panoramic views, totalling roughly once acre which is mostly laid to lawn with a mixture of mature trees and shrubs. It also features a gravel patio, raised decking, multiple planting beds and sheds.

Large gravelled off-road parking area to the front.

Location:

The Chapel is located in the stunning rural village of Hittisleigh located just outside Dartmoor national park. The village is known for its stunning countryside and quiet rural setting. However the hamlet is only three miles away from



At a glance...

- Converted chapel
- One acre plot
- Detached
- No onward chain
- Immaculately presented throughout
- Period features and character
- Quiet rural setting close to Dartmoor national park
- Easy access to the A30

PROPERTY INFORMATION:

Tenure: Freehold
Council tax band: E

Utilities:
Mains electric and water. Oil fired heating and private water treatment plant

Internet:
Available speeds checked on Ofcom 03/24:
2mps download & 1mps upload.
Air sat is available up to 40mps
Mobile:
Available coverage checked on Ofcom 03/24:
O2
Vodafone

Restrictive covenants: There are restrictive covenants on this property, please contact us for more information.

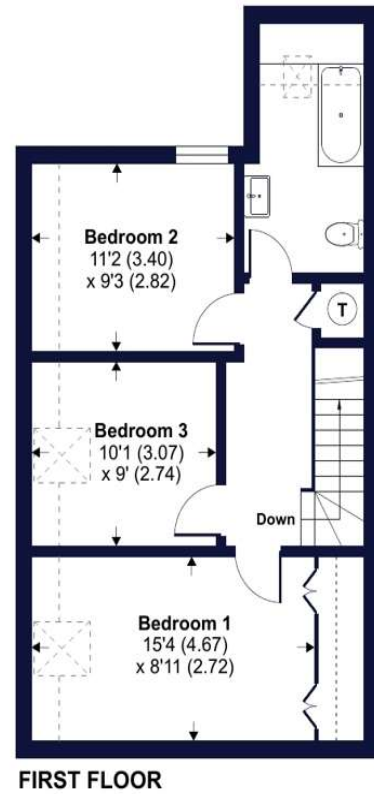
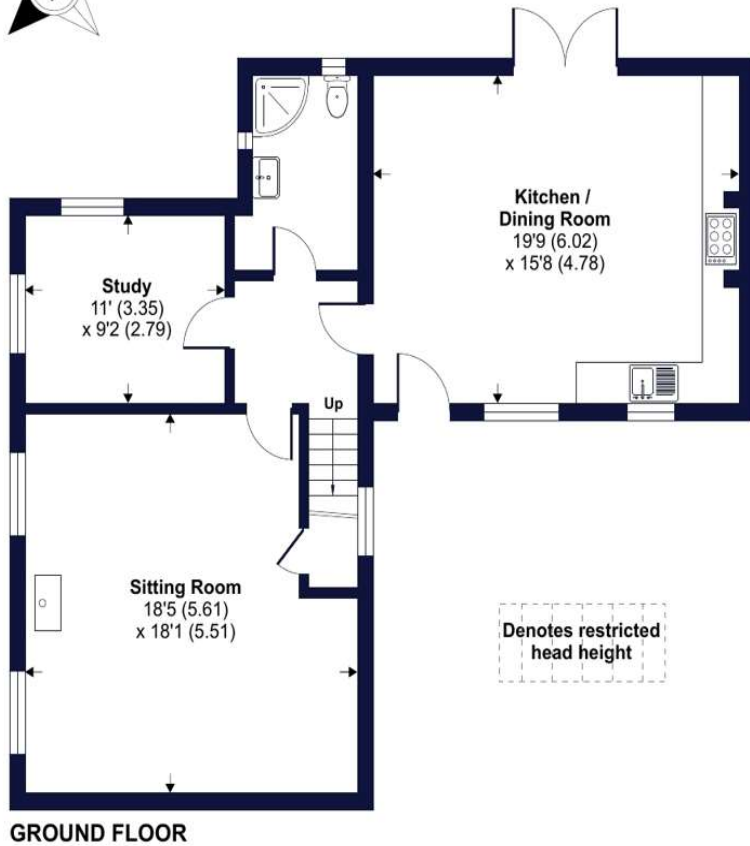
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Approximate Area = 1353 sq ft / 125.6 sq m

Limited Use Area(s) = 73 sq ft / 6.7 sq m

Total = 1426 sq ft / 132.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Winkworth. REF: 1084719



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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