



MICHAEL ADEY
PROPERTY



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THE BYRE
CHELDON - NR CHULMLEIGH



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CHULMLEIGH

DEVON - EX18 7EB

ABOUT THE PROPERTY

A superb barn conversion nearing completion - 3/4 bedroomed detached single storey dwelling complimented by a useful detached outbuilding providing ancillary accommodation - Near Chulmleigh - Extending to **0.35** of an acre with stunning views to Dartmoor National Park.

- Set amongst unspoilt countryside just 3 miles from Chulmleigh
- LPG Gas fire boiler providing underfloor heating throughout
- Mains electricity & water
- New treatment plant

The Byre has been converted to a high standard with quality finishings cleverly designed to make the most of the space and views. Set amongst a small collection of hilltop properties, The Byre enjoys privacy and seclusion with impressive far reaching views towards Dartmoor National Park. This property is just 3 miles to the desirable small town of Chulmleigh and 8 miles to the market town of South Molton.

Approached from the country lane which leads to the small hamlet of Cheldon, a gated driveway provides ample parking which leads to the detached garage. Adjoining, is superb ancillary accommodation providing adaptable space designed to be a home office, gym and shower room with further adjoining store/workshop. The main accommodation briefly comprises:- welcoming entrance hall enjoying lots of natural light with oak effect LVT flooring, large open plan kitchen/dining and living room with quality kitchen, quartz worktops and integrated appliances with utility area, bi-fold doors and large window openings enjoying those views. Three good sized bedrooms, the master with en-suite shower room and separate dressing room together with a smart family bathroom.

For layout and approximate room measurements please see the enclosed floorplan. Virtual Tour Available.





THE AREA

This rural, yet accessible location is surrounded by unspoilt countryside.

The small town of Chulmleigh is also a short distance away (3 miles) with secondary schooling and further amenities. Rail connections are available from Eggesford Station, (5 miles) via the Tarka rail line connecting Barnstaple to Exeter.

South Molton offers an excellent range of everyday services including shops, schools, restaurants, together with a Sainsbury's supermarket, health centre, recreational facilities and cottage hospital. The town also enjoys a traditional country pannier market twice weekly.





South Molton - **8 miles**
Chulmleigh - **3 miles**
Barnstaple - **21 miles**
Tiverton - **18 miles**



South Molton Schooling - **8 miles**
Chulmleigh Academy - **3 miles**
West Buckland - **18 miles**



Instow Beach - **29 miles**
Saunton Sands - **31 miles**
Westward Ho! - **32 miles**
Croyde Bay - **33 miles**
Woolacombe & Putsborough - **35 miles**



Eggesford Station - **5 miles**
Tiverton Parkway - **25 miles**



A361 North Devon Link Road - **7.5 miles**
Junction 27 (M5) - **24 miles**



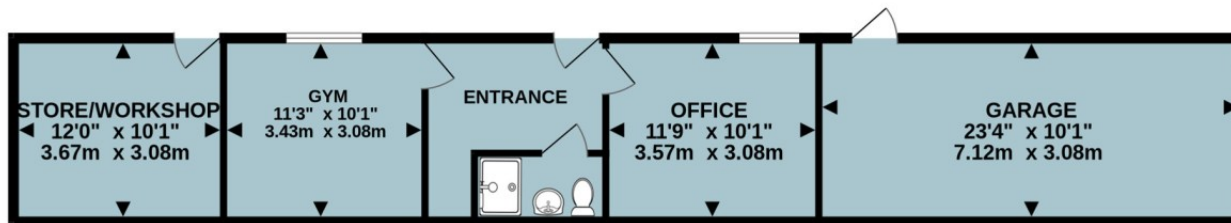
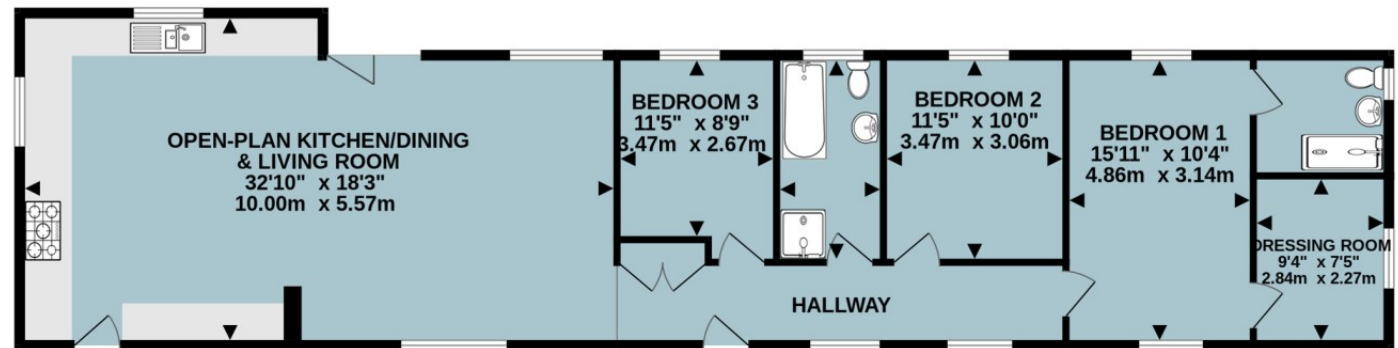
Exeter Airport - **29 miles**
Bristol Airport - **72 miles**





GROUND FLOOR

1918 sq.ft. (178.2 sq.m.) approx.



TOTAL FLOOR AREA : 1918 sq.ft. (178.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SERVICES & OUTGOINGS

We understand that the property is connected to mains electric, water and a new private treatment plant system.

- Traditional construction
- LPG Gas fire boiler providing underfloor heating throughout
- Broadband & Mobile - Visit [OFCOM](#)

North Devon Council – Band To be assessed

EPC - TBC

Tenure - Freehold

IMPORTANT NOTICE

These sale particulars have been prepared as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly. A purchaser must make sure they are satisfied with the property before agreeing to proceed.

A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase. We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.

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DIRECTIONS

From South Molton, head south on the B3137 in the direction of Witheridge. Continue on this road for 7 miles and turn right at Gidley Cross, signed Chulmleigh/Chawleigh. Follow this road for 3.3 miles and at Cheldon Cross turn left signed Cheldon. The Byre is the third property on the right hand side.

DIGITAL MEDIA LINKS - CLICK

What 3 Words Location - [///ogre.divisible.lifetimes](https://www.what3words.com/ogre.divisible.lifetimes)

[VIRTUAL TOUR](#)

Property Reference #RS0689

VIEWING & CONTACT

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