



# 1 West Withecombe

Chagford TQ13 8JY





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Asking Price £560,000

**An attached three double bedroom character home on a 0.3 acre plot in a rural location offering superb views including up onto the high moor. Benefiting from a level garden and generous parking, it is offered with no upward chain.**

## Situation:

Located within the beautiful surrounds of Dartmoor National Park, the cottage is approx 1.5 miles north of the sought after town of Chagford and 2.7 miles south of Whiddon Down with its road connections into the regional capital Exeter and westwards towards Okehampton and into Cornwall. There are an abundance of walks and other activities available within the moor itself.

With a thriving community, Chagford has a comprehensive range of shops and other facilities including a number of inns, a primary school, medical, dental and veterinary facilities, and churches. Local sporting facilities include clubs for cricket, football, bowls and an open air swimming pool.

Rail connections are available from both Okehampton and Exeter whilst Exeter International Airport is approx 26 miles away.

## Description

1 West Withecombe is a glorious period property that has been extended and refurbished over the years. It is attached to one other property and offers extensive and far reaching views over the surrounding countryside up onto the high moor. Internally it offers the convenience of smart modern bathrooms and a modern kitchen with a granite work surface, and full double glazing whilst also offering the character you would expect with a good number of exposed beams and a stone fireplace with woodburner. With a level garden, generous parking and no upward chain, this home offers both comfort and convenience for those seeking a retreat with easy access to modern amenities.

## Accommodation:

A timber door opens into the entrance hallway with slate flooring and a couple of cupboards. Doors open into the Kitchen/Breakfast Room and the Living Room. The Kitchen offers a modern range of storage units with a Belfast sink and granite work surfaces, a modern cooker with gas hobs (available by separate negotiation), space for a dishwasher and fridge. A door leads through to the Utility room with an additional sink, space for an upright fridge/freezer and plumbing for the washing machine. There is also a Cloakroom with WC and wash basin.

The Living Room and Dining Room have been interchangeable over the years but currently the Living Room is located just off the Hallway and is arranged around a fire surround with granite lintel and a woodburner and with a staircase rising to the first floor. An open doorway opens into the light and bright Dining Room offering some rural views and with double doors opening onto the garden and terrace.

From the Dining Room stairs rise to the Master Bedroom Suite comprising a double bedroom offering excellent far reaching views and a Shower Room with modern white fittings and rural views.

The main staircase rises to a landing providing access to the main Bathroom comprising a corner bath, large separate shower cubicle, WC, and wash basin with tasteful and attractive tiling and views. There are two further double bedrooms both with some exposed ceiling timbers, storage, and also offering views.









**Outside:**

From the lane stone pillars open into a gravelled parking and turning area with the neighbouring cottage enjoying a right of way across it (but sharing any maintenance cost). From here timber gates open into a generous gravelled area of parking for No 1 and provides access to the decked seating area, a vegetable garden area and a level lawn with a water feature. Steps lead down to a patio adjacent to the property providing an ideal al fresco seating area to enjoy the views and birdsong.

Attached to the property is a Stone Barn/Store with light and power connected and providing useful storage with potential subject to any necessary permissions.

The whole plot is approx 0.30 acres.

**Services:**

Mains electric and water. Private drainage via sewage treatment plant. Oil fired central heating. Standard wired broadband is available up to 9Mbps (Source Ofcom), faster speeds may be available via Wireless providers such as EE & Airband.

**Local and Planning Authority:** West Devon Borough Council & Dartmoor National Park

**Council Tax:** Band D (£2,321.62 for 2023/24) with West Devon

**Energy Performance Certificate:** E54 with potential for C72

**Tenure:**

The property is freehold with vacant possession.

**Wayleaves, Rights & Easements:**

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, whether mentioned in the sales particulars or not.

**Boundaries, Roads & Fencing:**

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings**

**Strictly by appointment only** through Rendells Estate Agents, Tel: 01647 432277.

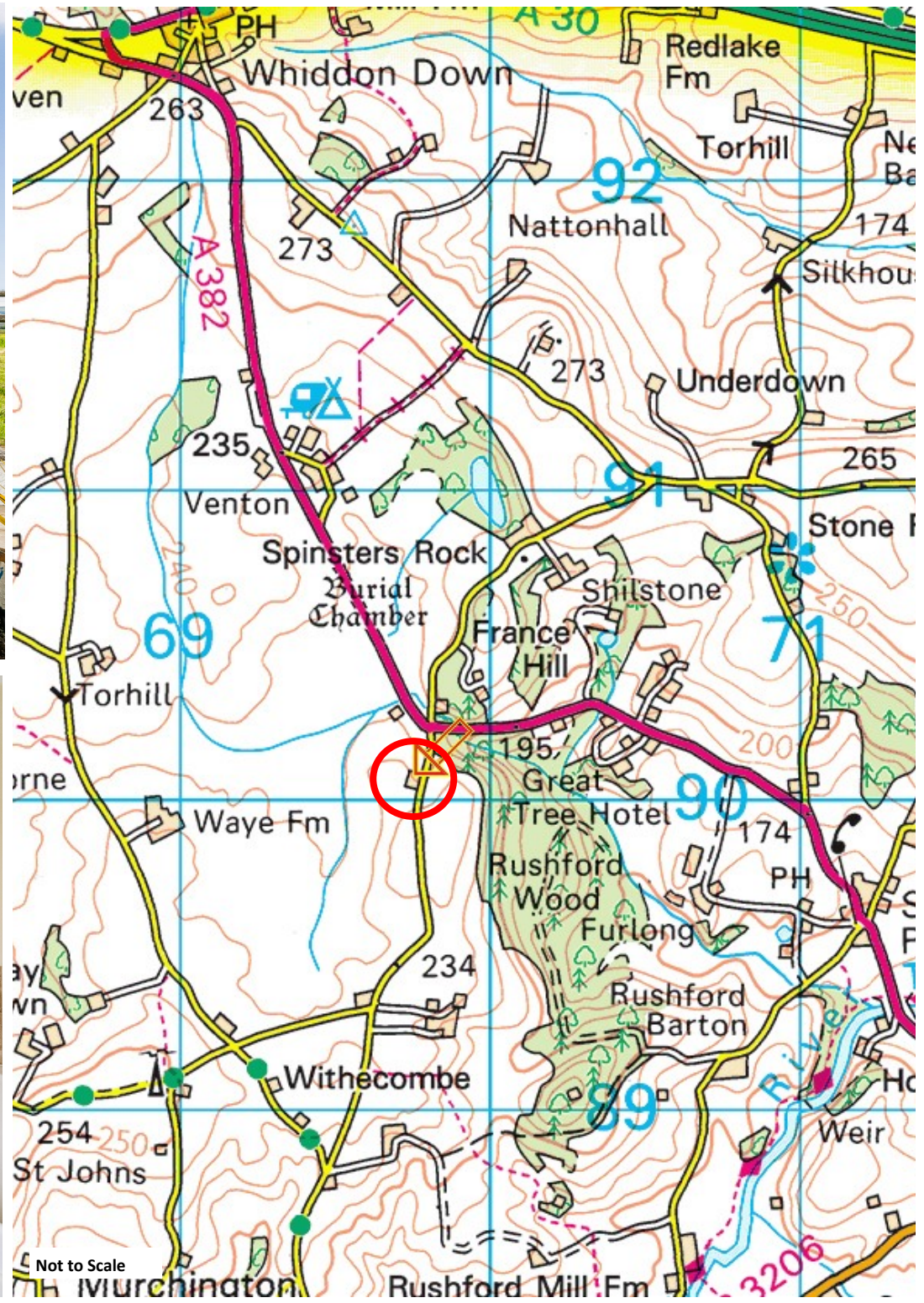
**Directions:** From Whiddon Down head south on the A382 past Venton. After the long straight the road bends round to the left. Take the right hand turn here signposted to the Art Gallery, Murchington & Gidleigh. The property will be found on the right hand side after a short distance.

**What3Words location: lingering.storming.panting**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





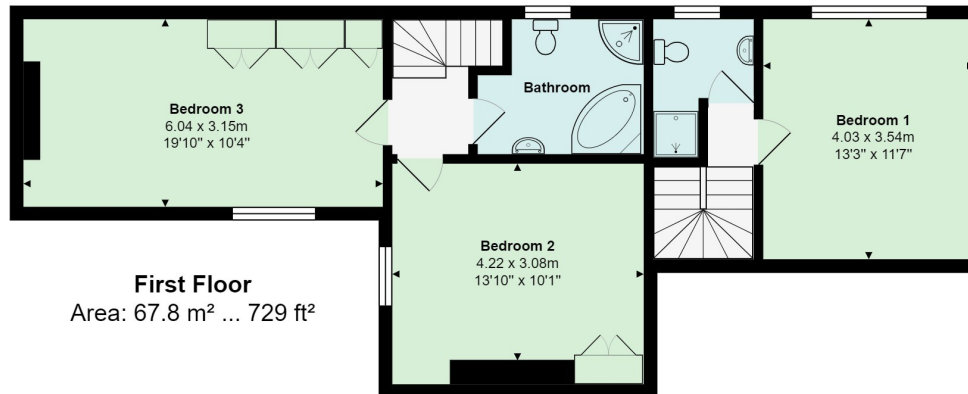




1 West Withecombe, Chagford TQ13

Total Area: 146.3 m<sup>2</sup> ... 1575 ft<sup>2</sup> (excluding workshop)

All measurements are approximate and for display purposes only



**Consumer Protection from Unfair Trading Regulations 2008**

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
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- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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