



# Thornberry Cottage

Chapel Hill, Whiddon Down EX20 2QN





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Asking Price £660,000

**A spacious four bedroom modern detached family house on a private plot in this small village just inside Dartmoor National Park. Offering double garage, stone store and garden. Offered with no upward chain.**

## **Situation:**

The house is situated in the heart of the popular small village of Whiddon Down offering convenient access to Dartmoor National Park and the A30 road network. The village has a small range of amenities including a popular public house, petrol station with shop and is serviced by a regular bus route. There is a good community with regular events taking place at the nearby village hall.

The ancient Stannary town of Chagford lies approximately 5 miles away, the market town of Okehampton is approximately 7 miles to the west and the cathedral city of Exeter is approximately 16 miles eastwards. Okehampton lies on the northern edge of Dartmoor National Park. It is approximately 30 miles from both the north and south Devon coasts. There are superb local beauty spots where one may enjoy walking, riding and fishing. The shopping area contains several banks and supermarkets including a Waitrose as well as many interesting independent shops. Primary and secondary education is well catered for in local schools. The recreation ground and park contains, amongst other things, an indoor heated swimming pool. Most sports are available including 18 hole golf course, squash courts, and thriving rugby and soccer clubs.

## **Description**

Thornberry Cottage was built approximately 20 years ago and offers a generously sized family home which is tucked away and not at all overlooked yet is located close to the arterial road networks and has Dartmoor's hundreds of square miles of moorland and activities right on its doorstep. There are also good views from the upstairs bedrooms.

The property is fully double glazed and has mains gas central heating backed up by a gas fired burner whilst being a modern house means it has a more efficient energy rating due to its insulation levels. There is also a ramp to the front door making it good for those with limited mobility.

## **Accommodation:**

A ramp leads up to the front door opening into a good sized Porch leading through to the spacious Kitchen/Dining Room with extensive cupboard space and integrated appliances and a Rangemaster cooker and hood. Located just off the Kitchen is a good sized Utility Room with further storage and space and plumbing for a washing machine and space for an upright fridge freezer. A door leads out to a Boot Room housing the boiler and access to the Cloakroom.

The spacious Living Room is accessed via double doors from the Kitchen/Dining Room and offers good views over the surrounding garden on three sides and has a large brick fire surround housing the gas fired burner. To the rear of the house is a Hall/Study with space for a desk with a door to the rear garden and stairs rising to the first floor.

The first floor Landing has a cupboard housing the hot water tank and offers doors to the four double bedrooms and family bathroom. The Master Bedroom is a great size with a Dressing Room located just off and having its own En-Suite Bathroom.

## **Outside:**

On entering the property there is a generous amount of gravelled parking for numerous cars leading up to the Double Garage with a timber shed to side. Located by the entrance into the plot is also a small Stone Built Store.

The garden wraps around the property offering mainly level or gently sloping lawn with a number of attractive borders and plants with mature hedging offering a great degree of privacy. The plot in total extends to approximately 0.3 acres.









**Services:**

Mains gas, electricity, water and foul drainage.

**Local and Planning Authority:**

West Devon Borough Council & Dartmoor National Park

**Council Tax:**

Band E (approx £3,114 for 2024/25)

**Energy Performance Certificate:**

C73 with potential for C80

**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 outgoing, 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 the A30 heading west take the Whiddon Down exit and continue into the village. Take the first left hand turn past the pub into Chapel Hill and take the right hand fork next to the Chapel. The property will be found on the left hand side after a short distance.

**What3Words location:** ///brave.twee.headed



Score	Energy rating	Current	Potentia
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





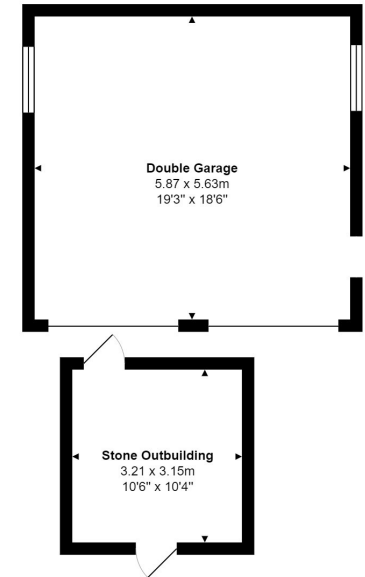
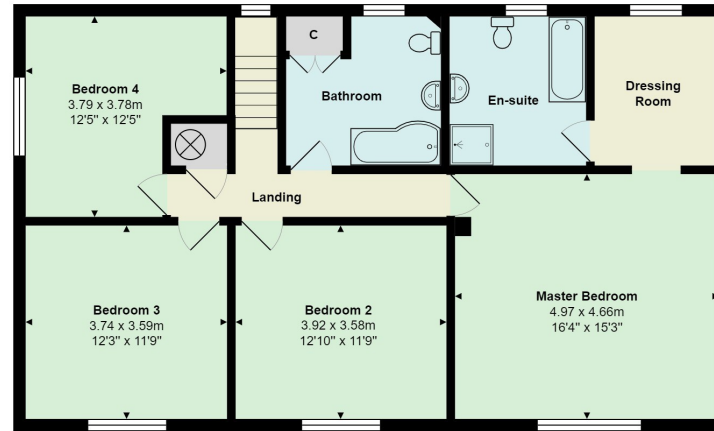
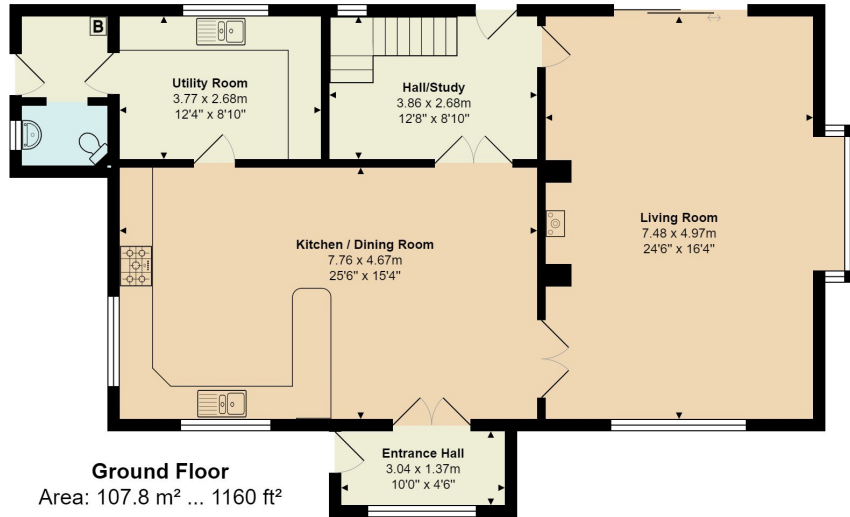


Not to Scale





Thornberry Cottage, Chapel Hill, Whiddon Down EX20



Total Area: 204.2 m<sup>2</sup> ... 2198 ft<sup>2</sup> (excluding double garage, stone outbuilding)

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.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 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.

Rock House, Southcombe Street, Chagford, Devon

TQ13 8AX Tel: 01647 432277

E-mail: [dartmoor@rendells.co.uk](mailto:dartmoor@rendells.co.uk)

[www.rendells.co.uk](http://www.rendells.co.uk)

