



Laburnum House

14 Moor Park, Chagford, TQ13 8BY

RENDELLS

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Asking Price £365,000

An end terrace three bedroom house in this hotel conversion tucked away from public paths and roads and situated within a short walk to the centre of the sought after Dartmoor town of Chagford. Benefiting from a walled garden and allocated off street parking. Offered with no upward chain.

Situation:

The property is situated close to the centre of the picturesque old market town of Chagford, deep in the Dartmoor National Park and is a superb location from which to access the open spaces of the high moor as well as the wooded, pastoral landscape of the nearby Teign Valley. With a thriving community, it has a comprehensive range of shops and other facilities including, inns, a primary school, medical, dental and veterinary facilities and churches.

Despite the deeply rural atmosphere of the town, the A30 dual carriageway is only approximately 5 miles away for easy access to the motorway and rail networks as well as the cathedral city of Exeter where all major facilities can be found. There are good public transport links between Chagford and Exeter, Newton Abbot and Okehampton. Local sporting facilities include clubs for cricket, football, bowls, tennis and a seasonal open-air swimming pool as well as a golf course nearby at Bovey Castle.

Description

Laburnum House is a stone built cottage once forming part of the Moor Park Hotel which was built around 1869. It was redeveloped in 1985 to form the development we see today. The house itself is tucked away within the close and benefits from a good deal of natural light, some high ceilings to the ground floor and excellent views from the first floor bedrooms. One of the lofts has been timber lined and has light and power, allowing potential use as a hobby room (albeit accessed via a ladder).

Accommodation:

A small stone and timber porch leads via the front multi-paned door into the hallway leading the bright Living Room with fireplace and bay window overlooking the garden, the Kitchen/Diner is semi open plan with a Galley style timber kitchen and a Dining Area currently used as a second Reception.

To the first floor is the family bathroom with a coloured three piece suite and three bedrooms, all with some fine but partial rural views. The bedrooms benefit from good ceiling heights and storage. There is access from the landing to two separate lofts. One of the lofts (accessed by drop-down ladder) has been timber lined and carpeted and benefits from lights and power points, potentially providing an additional hobby room.

Outside:

The house is accessed from the gravelled parking area where it has an allocated parking space located close to the property. There is a level garden (approx 4.5m x 4m) with lawn, tree and shrubs bounded by a low stone wall with metal access gate.

The parking area is maintained by the Moor Park Residents Association. Each property owns a share in the Residents Association and there is an annual charge of £80 for maintenance and insurance.





Services:

Mains gas, electric, water and drainage. Mains gas central heating via radiators. Real flame gas fire to Living Room and Electric heater to Kitchen/Diner.
Superfast broadband available up to 80mbps (Source Ofcom)

Planning Authority:

Dartmoor National Park, Parke House, Bovey Tracey—01626 832093

Council Tax:

Band D (£2,437.18 for 2024/25). West Devon Borough Council.

Energy Performance Certificate:

Rated E45 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 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.

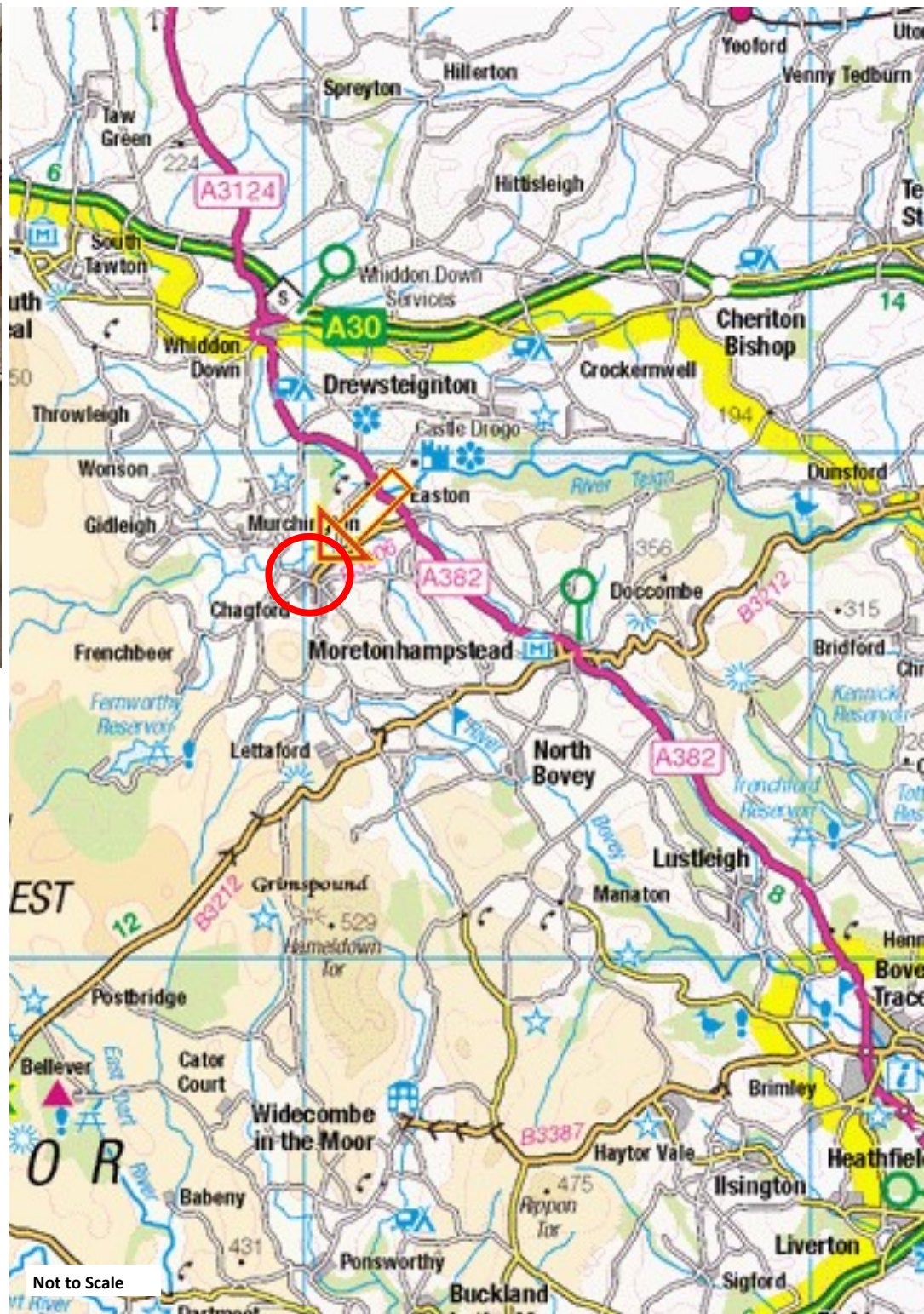
Directions:

From our offices turn left into Lower Street and follow the road for approximately 150 metres. Turn left into an alleyway between 6&7 Moor Park which leads through into a gravelled parking area. Turn angled left walking up towards the parking and the property will be seen at the end of the terrace with a board in the window. The entrance is to be found down the right hand side. If driving towards our offices pass Lamb Park on your right then take the next right before the row of terraced white houses. Take the immediate left into the gravelled parking and the property will be found towards the far end.

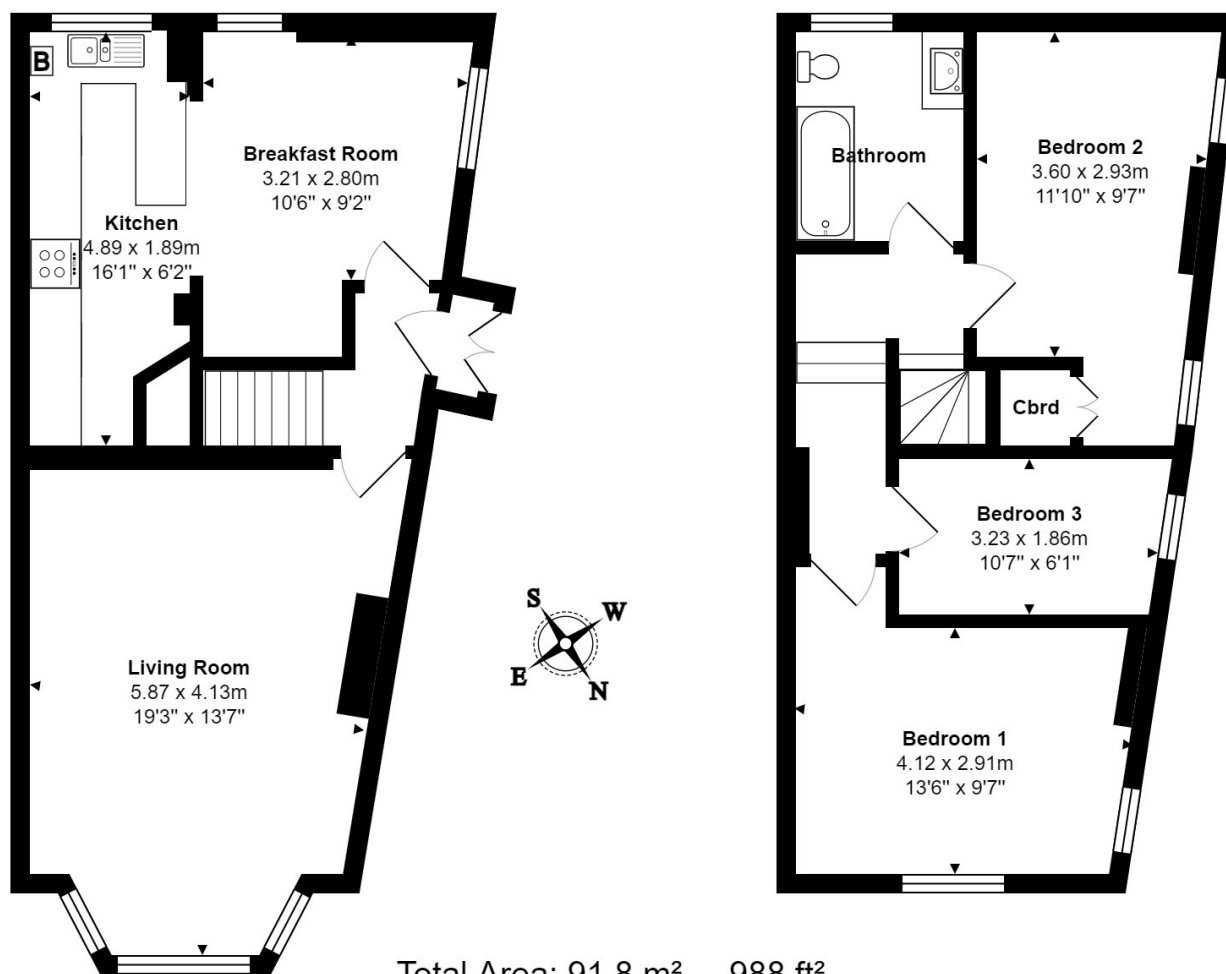
What3Words location: pose.gravy.grinders



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 2+ | A | | |
| 1-91 | B | | |
| 9-80 | C | | 72 C |
| 5-68 | D | | |
| 9-54 | E | 45 E | |
| 1-38 | F | | |
| -20 | G | | |



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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.