



St Johns East

Murchington, Chagford, Newton Abbot TQ13 8HJ

RENDELLS

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Asking Price £545,000

A delightful two bedroom rural property, one of a pair formed from the sub division of a Victorian country house, in need of updating and with potential to create further bedrooms (STPP). It sits in a plot of approximately 1.75 acres, occupying a south facing position overlooking Dartmoor and its own gardens.

Situation:

St Johns East is situated amongst glorious, unspoiled countryside approximately 1.5 miles to the north west of the delightful small market town of Chagford in the heart of the Dartmoor National Park and is a superb location from which to access the open spaces of the high moor. Both the north and south Devon coasts are approx an hour's drive.

With a thriving community, Chagford has a comprehensive range of shops, clubs and other facilities including inns, a primary school, medical, dental and veterinary facilities and churches as well as a seasonal outdoor swimming pool. 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.

Description

St Johns East forms one part of this stone built residence believed to have been built circa 1843 and which was divided in the 1960's to form the two properties we see today. It is in need of modernisation and repairs but offers an excellent opportunity to make the most of the generous room sizes and high ceilings to create a character family home with superb south facing views.

Accommodation:

Stone steps lead up to the front door, opening into a side porch and into the spacious Living/Dining Room dominating the ground floor. It benefits from excellent south facing views of the moor and gardens and has doors opening out onto the south facing part covered terrace (approx 8m x 3m). The Living Room benefits from wood floors and high ceilings with exposed ceiling beams and has a central stone built fireplace. Off this is the Kitchen (requiring complete replacement) and access to the rear yard. The Living Room also has a door through to the inner Hallway and a dated bathroom and WC and leads through to a Workshop and Boiler Room.

The attractive wide timber staircase leads up to the generous first floor landing/further reception with scope to rearrange the layout to provide more than the two bedrooms currently on offer. There are excellent south facing views from the main Bedroom and landing. A shower room is sandwiched between the two bedrooms but requires updating.

Outside:

Access from the council lane is through some stone pillars and over a small area of land owned by St Johns West and through its own access gate to a parking area for a number of vehicles to the side of the dwelling. This leads to a Garage/Workshop (7.74m x 4.33) with light and power connected and the rear yard with oil tank.

The plot extends to approx 1.75 acres with the gardens extending southwards in a series of terraces and gently sloping areas with some fruit trees, all bounded by mature trees and leylandii, to a small copse towards the end. An interesting feature is a 37ft boat that was under construction in a polytunnel and although not seaworthy could remain a fun feature or quirky further accommodation.





Services:

Mains Electricity, Private water (shared well with St Johns West), Private septic tank drainage, Oil fired central heating
Standard broadband available up to 7 mbps (Source Ofcom). Alternative connections may be available.

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: F36 with potential for D57

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.

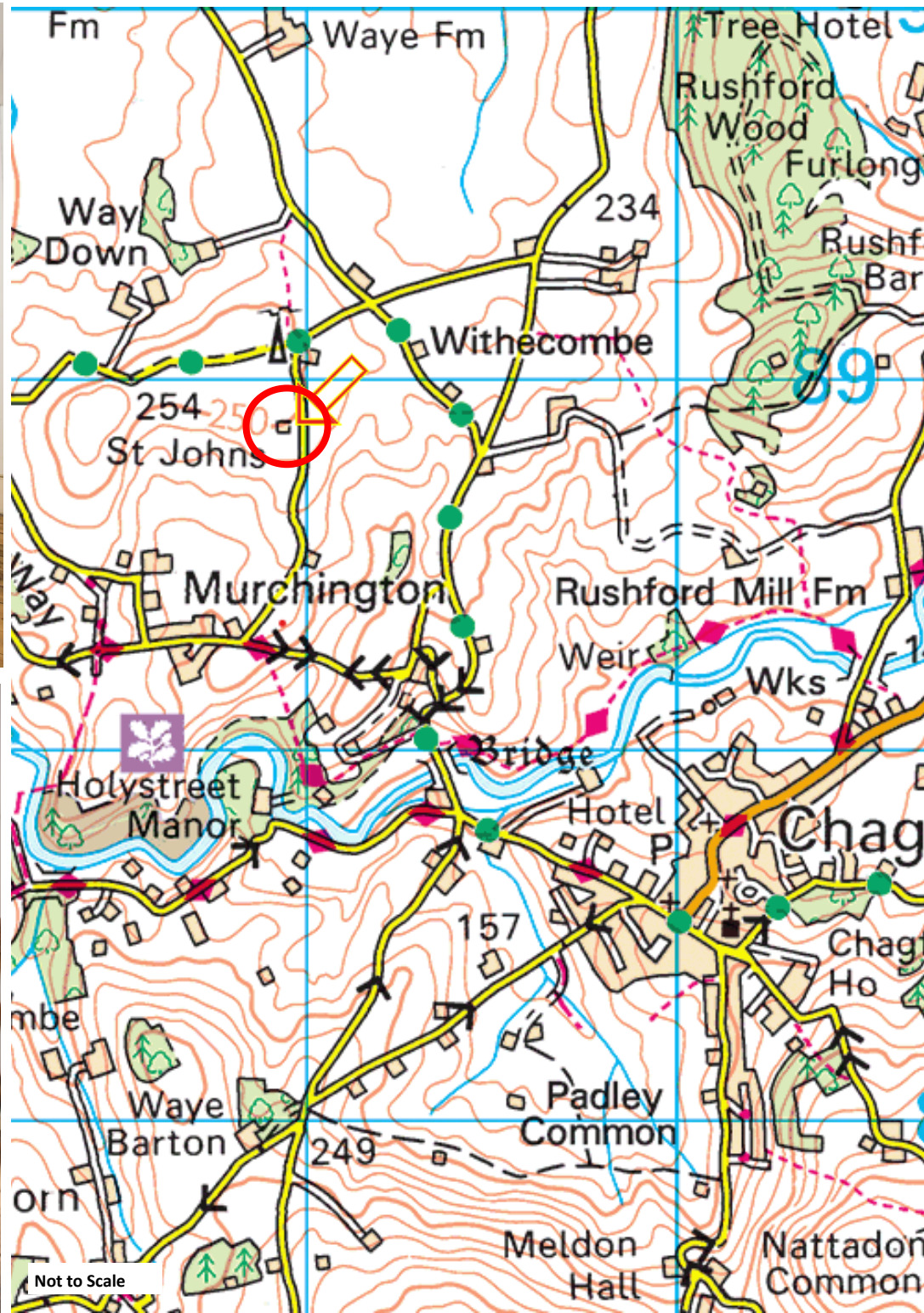
Directions:

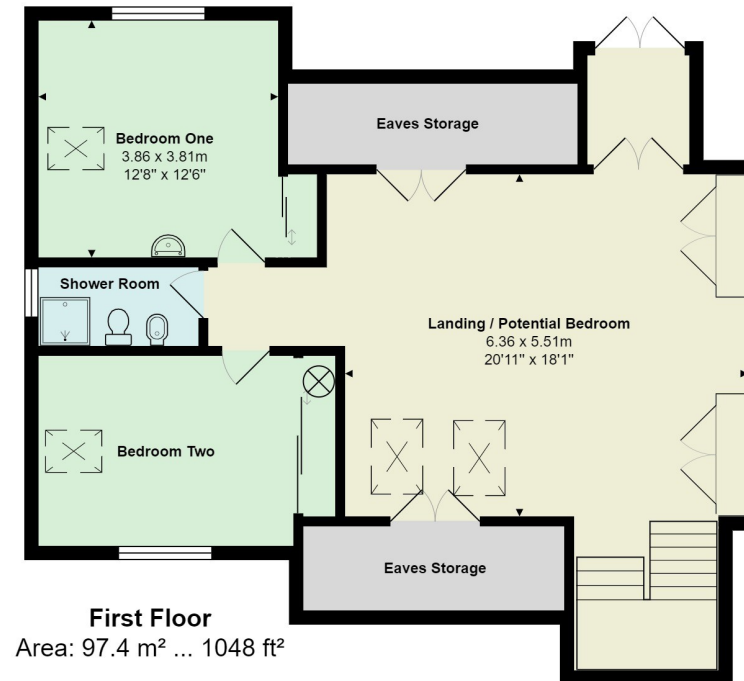
From Chagford Square turn right into Mill Street keep right at the fork in the road. Proceed down the hill bearing right over Chagford Bridge and follow the road up the hill (ignore the signpost to Murchington) and on reaching the junction signed Whiddon Down keep left. at the next crossroads turn left and left again at the first turning. St John's is the first property on the right and on entering the driveway keep to the left for the entrance to St John's East.

What3Words location: heartened.gown.splits

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	36 F	
1-20	G		







Total Area: 195.6 m² ... 2105 ft²
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 given in good faith but should not be relied upon as being a statement or representation of facts.

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.