



# Farthings

Easton Cross | Chagford | Devon  
TQ13 8DQ

STUART  
OLIVER  
RESIDENTIAL

## Property Location

TQ13 8DQ

A fabulous four double bedroom detached family home located on the outskirts of the desirable town of Chagford. The property has far reaching views of the surrounding countryside and towards Whiddon Deer Park. The property has two separate reception rooms, a kitchen/breakfast room and a garden room.

- Detached home
- Outskirts of Chagford
- Land approaching a third of an acre
- Two reception rooms
- Glazed garden room
- Two ground floor bedrooms
- Two first floor bedrooms
- Ensuite shower room
- Further bathroom and separate shower room
- Fabulous gardens with far reaching views

## Situation

This property is located on the outskirts of the ever popular town of Chagford with its charming town square and the great variety of independent traders, shops, pubs and a café. The town also offers a variety of sporting activities including a tennis club, football, cricket pitch as well as an open-air swimming pool available during the summer months. Chagford is set within the Dartmoor Park and offer fabulous walks on the moors and more locally the riverside walks and the commons set below Meldon Hill. Exeter is approximately 20 miles away and the A30 dual carriageway is only 5 miles giving access to the M5 motorway network.





Upon arrival you are greeted by a large driveway with parking for several cars and a carport. The front door leads into a part glazed entrance lobby with fitted cloaks cupboards and a tiled floor, this room has a further door to the main entrance hall which is spacious and has a staircase to the first floor. There are doors to the main reception room, the dining room, both the downstairs bedrooms and the shower room, the bathroom and the separate downstairs wc. The main reception room is located to the rear and has a large side window and a lovely square bay window overlooking the fabulous garden and beyond. This room has an open fireplace for those cosy winter evenings and a glazed side door leading out onto a raised veranda style patio with stunning views over the garden and further afield over the countryside. From the entrance hall there is a door to the separate dining room which is a good size and leads through to the kitchen. The kitchen is fitted with a range of base and eye level units with ample work surfaces and a large walk in larder. The kitchen has space for a free standing electric cooker with built in extractor fan over, space and plumbing for a washing machine and a stainless steel sink unit, there is also space for an upright fridge/freezer. There are further large storage cupboards (one housing the hot water tank) and recessed shelving. From the kitchen there is a door to the spacious conservatory which in turn has a door to the side and rear garden. On the ground floor there are two double bedrooms one with built in wardrobes and both with wash hand basins. There is a large family bathroom with a three piece suite including a bath with a mixer tap and shower attachment, a wc and a wash hand basin set into a vanity unit. From the entrance hall there is also a separate cloakroom and a separate small shower room.

Upstairs there is a landing with a window allowing wonderful views over the neighbouring countryside and eaves storage cupboards, there are doors to both the upstairs double bedrooms the larger of which has an ensuite shower room and both have access to further eaves storage.

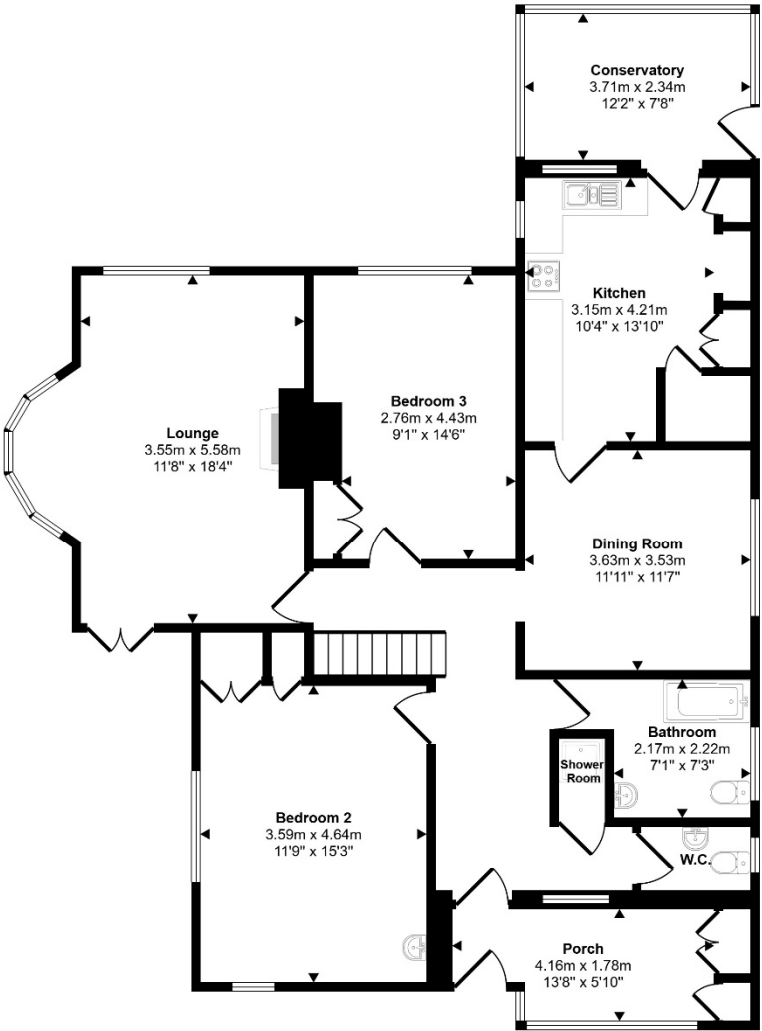
Outside to the side there is a large patio area with steps up to the side garden which has a lawned area giving access to the large timber built garden room with windows offering fabulous views over the garden and into the distance towards the deer park at Whiddon Down, this room has power and light and has been used by the current owner as an office. There is a further outside timber shed and a large potting shed. The garden is a lovely size and a delight, it is mainly lawned with various beds full of mature shrubs, plants, flowers and trees. There are two patio areas to enjoy the summer sun and being slightly raised offer stunning views for miles around. To the side of the property there is a covered storage area under which is the oil boiler, plenty of storage space and gated access to the front. From here there is a door to the workshop which is a good size and has power and light and a large opening through to the single garage which again has power and light and double doors to the front driveway.



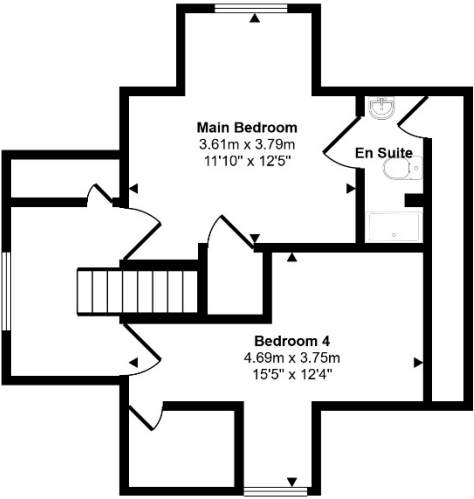




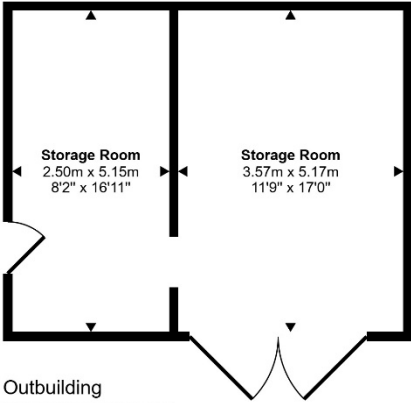
Approx Gross Internal Area  
216 sq m / 2320 sq ft



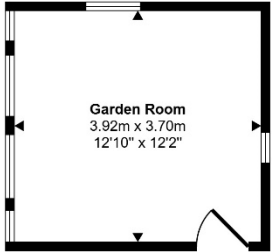
Ground Floor  
Approx 130 sq m / 1394 sq ft



First Floor  
Approx 39 sq m / 425 sq ft



Outbuilding  
Approx 32 sq m / 345 sq ft



Garden Room  
Approx 14 sq m / 156 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	51	70
England & Wales		EU Directive 2002/91/EC

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax Band: Band F  
Tenure: Freehold

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property



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