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properties



Fordgate Cottage
Heatree Cross, Manaton, Devon TQ13 9XF

Guide Price £695,000 Freehold



The Property

Fordgate Cottage is an unlisted detached granite cottage which has been extended to offer comfortable and character accommodations with both a lounge and sitting room with wood burning stoves, a spacious kitchen/dining room with solid oak cabinets, a sun room, a ground floor shower room and a double bedroom downstairs. Upstairs is a landing, a smart bathroom and two further double bedrooms. The cottage is presented in very good order and is an ideal principal or second home. The delightful garden extends to 0.42 acres and is divided by a stream with a timber bridge and ground to either side of the water course. The garden has an atmospheric moorland ambience and the open moor can clearly be seen just a few metres away. Fowlers very strongly recommend viewing this delightful home.

Situation

Fordgate Cottage is located deep within the Dartmoor National Park and is just a few metres from the cattle grid and pedestrian gate onto the open moor and the many footpaths, some of which rise toward Hound Tor and the Bowerman's Nose. It is located about 5 miles from the ancient Stannary town of Chagford where there is a wide variety of day to day and specialist shops, a Parish church, chapel and Roman Catholic church, a library and sports facilities including an open air swimming pool in the summertime. Manaton, which is about 2 miles by road, has a Parish church, village hall, a cricket field and the Kestor Inn pub. The village of Widecombe in the Moor is only about 4 miles away and although Fordgate Cottage is very much a moorland home, the A38 dual carriageway is only about 8 miles away.

Services

Private water supply with recently installed filtration plant, septic tank drainage, mains electricity.

Council tax band

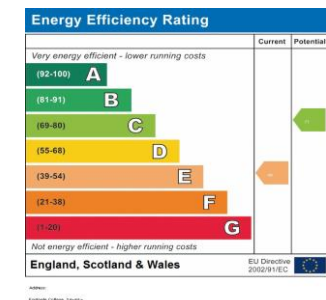
Band F

Directions

What Three Words: improving.miracles.according
 From Fowlers in Chagford go to the top of The Square and turn left into High Street. At the next junction turn right into New Street and follow this road out of town and on for about 3 miles. This will bring you to Beetor Cross where you turn right and immediately left onto the lane known locally as Long Lane. Follow the lane for about 2.5 miles and you will reach Heatree Cross. Continue on the lane for about another 150 metres and Fordgate Cottage is on the left just before the cattle grid and opposite a little lay-by.

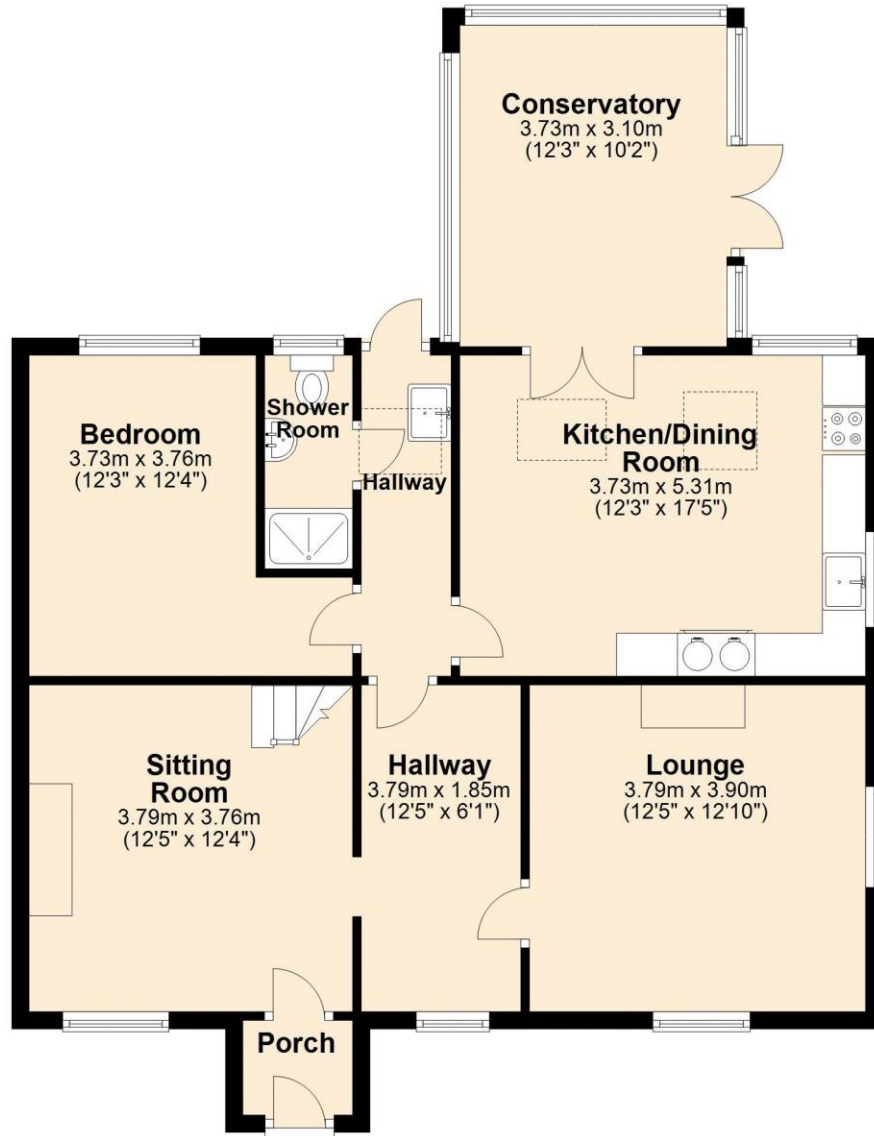


- A charming detached character home next to open moorland
- 0.42 acre garden plot with moorland stream
- Sitting room and lounge with wood burners
- Spacious kitchen/dining room with light oak cabinets
- Good sized sun room
- Ground floor double bedroom, shower room and inner hall
- Two upstairs double bedrooms
- Very smart bathroom with claw foot bath
- Double glazed windows throughout and oil fired central heating
- Single garage



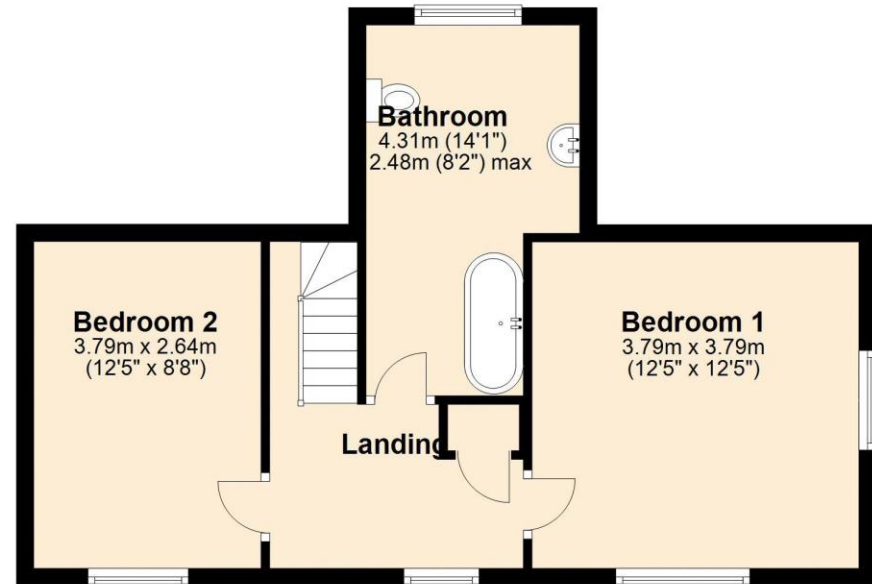
Ground Floor

Approx. 87.4 sq. metres (940.3 sq. feet)



First Floor

Approx. 42.5 sq. metres (458.0 sq. feet)



Total area: approx. 129.9 sq. metres (1398.3 sq. feet)



Garden room

This bright garden room is fully upvc double glazed and has views over the garden and to the nearby moor. It tends to be used as the main entrance for the cottage, although there is a front porch as well. The garden room has a plastered ceiling with fitted LED downlighters, a double glazed skylight, a double panel radiator, one wall light point, a ceramic tiled floor, French doors from the garden and a double glazed patio style door with a matching side panel to the kitchen/dining room.

Kitchen/dining room

This is a bright room with two roof mounted skylights and two upvc double glazed windows plus all the light from the garden room. The floor is laid with a terracotta style ceramic floor and there is room for a big dining table. The kitchen is fitted with a quality range of oak base and wall cabinets with mainly stone worktops with worktop lighting. There are plenty of cupboards and drawers, tiled splashbacks, a fitted Stanley oil fired range and space for a freestanding electric cooker, a washing machine and a dishwasher. Ceiling mounted downlighters are fitted, a wall light point and a double panel radiator. The Grant oil fired central heating boiler is floor mounted and concealed in a cupboard and there is a wall mounted extractor fan. A panelled door leads to the rear hall.

Rear hall

This has a slate floor with underfloor heating, a upvc double glazed door to the garden, panelled doors to the shower room and bedroom 3, a fitted Belfast sink with hot and cold taps and a splashback of 'metro style' ceramic tiles. A doorway leads to the hall and there are two thermostats for the underfloor heated zones, a double panel radiator and a ceiling recessed skylight for natural light.

Shower room

This smart shower room has fully tiled walls, a sliding glazed shower screen, a Mira Event electric shower, a pedestal wash hand basin and a low level w.c. An obscure glazed window faces to the rear and there is a wall mounted mirror/light, a white electric heated towel rail and an extractor fan.

Inner hallway

This central area is large enough for a small work station and has a upvc double glazed front window, a double panel radiator, exposed beams and doorways to the sitting room and lounge.

Bedroom 3

This double bedroom has a upvc double glazed rear window, a double panel radiator, a pendant light point and a ceiling recessed LED downlighter.

Sitting room

A charming room with a painted granite fireplace incorporating a slate hearth and panel with a fitted wood burning stove. There are bookcases and cupboards built into either side of the chimney breast and the room enjoys good natural light through two upvc double glazed windows. A TV point is fitted, a central ceiling rose and there is decorative coving.



Lounge

The lounge features the large original fireplace with plasterwork revealing the original granite stonework and the recessed hearth with a fitted wood burning stove and lined flue. A upvc double glazed window looks to the front and has an oak sill and there is a double panel radiator. An modern solid oak staircase rises to the first floor and there is a wall mounted consumer unit. A multi paned door opens to the front porch.

Front porch

An oak stable door leads into the porch from the front garden, there is a small door to the post box and a wall mounted electric meter.

First floor landing

At the top of the stairs on the landing is an oak double cupboard which is shelved and access to the larger part of the landing where there is a upvc double glazed window, a double panel radiator, a built in airing cupboard with a hot water cylinder, immersion and shelving and panelled doors to bedrooms 1 and 2 and the bathroom.

Family bathroom

The bathroom has been refitted and features a white suite comprising a white claw foot bath with a side mounted mixer tap and shower wand, a low level w.c. and a pedestal wash hand basin with two wall light points above. One wall is completely tiled with white 'metro' style tiles and there are two LED uplighters beside the bath and four LED ceiling mounted downlighters. The floor is laid with a quality wood effect laminate and there is a large electric heated towel rail.

Bedroom 1

This is a double aspect bedroom with two upvc double glazed windows, a double and a single panel radiator, a pendant light point and a loft hatch to the roof void. The bedroom enjoys views to the garden.

Bedroom 2

This room is front facing with a upvc double glazed window, a double panel radiator, a part exposed roof truss, a pendant light point and a built in shelved store cupboard above the stairwell.





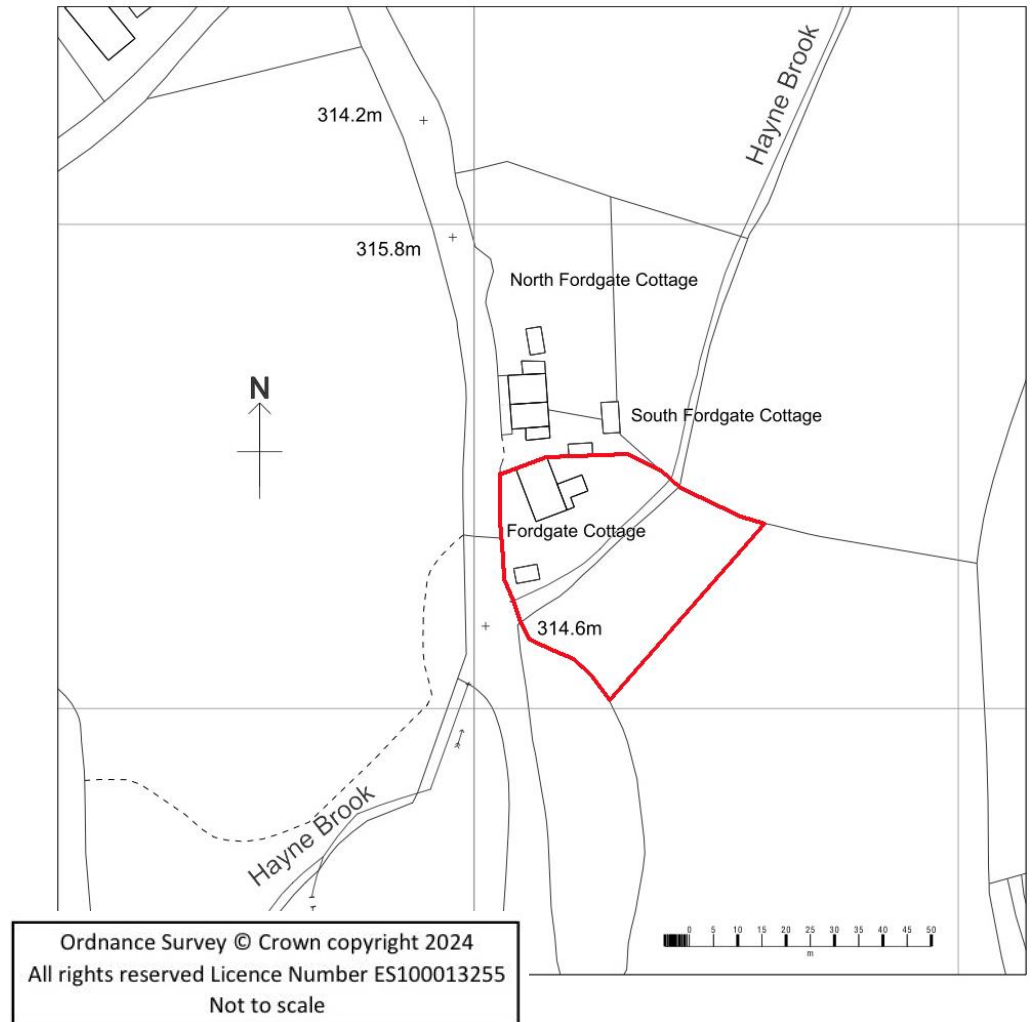
Exterior

The garden

The garden plot extends to .42 acres/0.169 Ha and is a charming and atmospheric space with a definite moorland feel and the Hayne Brook running through the garden with a wooden bridge connecting either side. There are mature shrubs and bushes, many spring bulbs and a granite wall and hedgerow boundary to the lane. The garden has views to the nearby moor and within the garden is a large timber garden shed and the garage.

The garage

This is a timber built garage with a metal up and over door, an aluminium personnel door, power and light.





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