

fowlers
properties



7 Berry Lane
Chagford, Devon TQ13 8FU

£585,000 Freehold



The Property

7 Berry Lane is a spacious four bedroom family home which is less than two years old. It has generous and bright accommodation which is highly insulated, fully double glazed and centrally heated by mains gas. The ground floor accommodation comprises an entrance hall with a cloakroom/w.c., a large sitting room with a recently fitted woodburning stove, a big kitchen/dining room with fitted kitchen and all major kitchen appliances and a separate utility room. Upstairs there is a smart family bath/shower room, a main bedroom with ensuite shower room, two further double bedrooms and a single bedroom. At the rear is a walled garden with rendered inner elevations, a lawn, patio, granite bounded flower borders, an exterior tap and light. A gate leads to the parking bay at the rear and the garage. The property has a current planning permission to create a covered verandah and porch at the rear. Fowlers are pleased to offer this super family home and strongly recommend viewing.

Situation

Berry Lane is part of the popular Bellacouch Meadow development and No.7 was one of the last homes to be completed. It is situated just a 5 minute walk to the Primary school, pre school and Montessori school and less than a ten minute walk or 3 minute drive to the bustling town square where there is a wide variety of day to day and specialist shops, cafes and four pubs. Chagford is an ancient Stannary town and benefits from a library, surgeries for doctor, dentist and vet, a Parish church, Roman Catholic church and a chapel. There are good sports facilities with a football and cricket pitch and a pavilion building, a bowling club, tennis club, skate park, play park and an open air swimming pool in the summertime. The town is surrounded by countryside, riverside and moorland walks and the A30 dual carriageway is only 5 miles away and Exeter is approximately 20 miles.

Services

Mains gas, water, electricity and drainage.

Council tax band

Band E

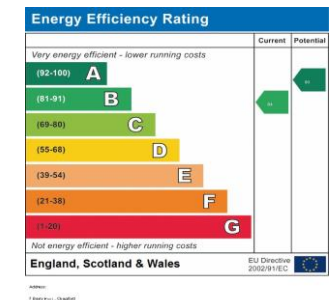
Directions

What3Words : sway.infinite.librarian

On foot from Fowlers: Turn right out of Fowlers double doors and walk down The Square turning right at Black's Delicatessen and going through the lychgate into the churchyard. Turn left and walk down the pathway alongside the churchyard to the bottom where it joins Westcott Lane. Walk along Westcott Lane and take the first left into the Bellacouch Meadow development. Walk past the green with the large oak tree and turn right into Berry Lane. Take the next left, which is still Berry Lane, and the first house on the left is No.7.

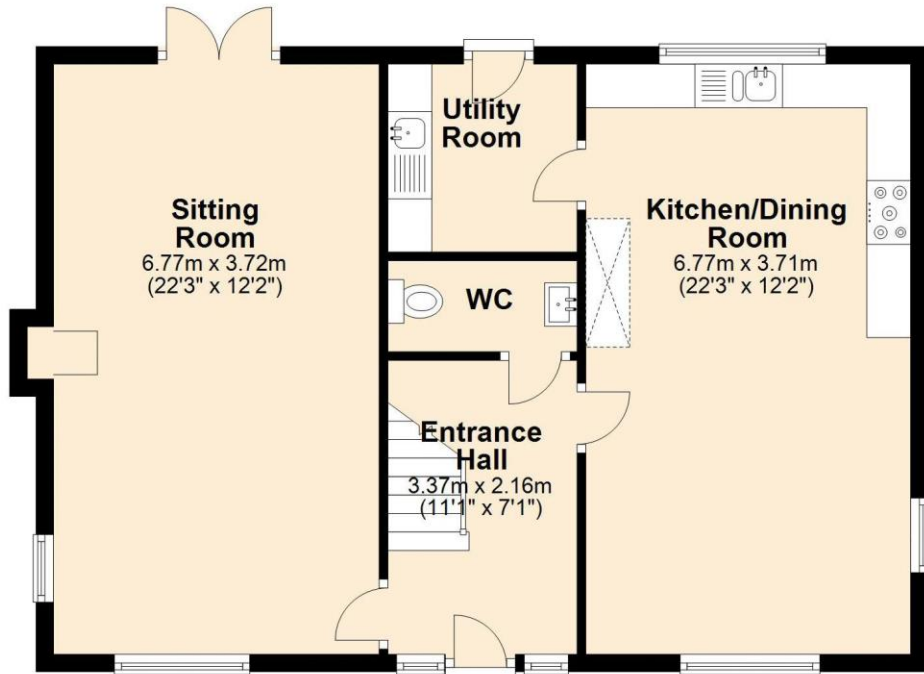


- A spacious two year old detached family home
- Located in a quiet spot
- Garage and parking
- Walled garden
- Entrance hall and cloakroom
- Sitting room with woodburning stove and French doors to the garden
- Large kitchen/ dining room with all major kitchen appliances
- Main bedroom with ensuite shower room
- Two additional double and one single bedroom
- Family bathroom



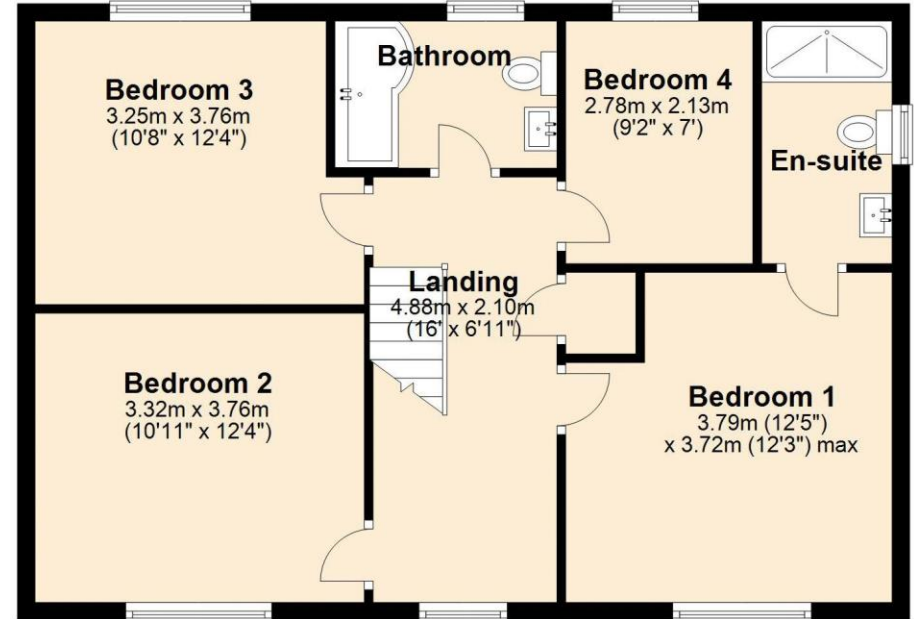
Ground Floor

Approx. 66.2 sq. metres (712.7 sq. feet)



First Floor

Approx. 65.2 sq. metres (702.0 sq. feet)



Total area: approx. 131.4 sq. metres (1414.7 sq. feet)

Entrance

A broad upvc double glazed multi locking front door and side panel lead into the entrance hall. The front door is spanned by a granite lintel and all the front windows have granite sills.

Entrance hall

This bright hallway is floored with a wood effect Karndean laminate and there are panelled doors to all rooms, the staircase to the first floor with white painted balusters and oak handrails and caps, a pendant light point and a single panel radiator. Beneath the stairs is a large storage cupboard where the media and fibre interfaces with the house and the consumer unit is conveniently located.

W.C.

This cloakroom has a ceramic tiled floor and walls tiled to chest height, a low level w.c., a pedestal wash hand basin, an extractor fan, a single panel radiator and a pendant light point.

Sitting room

This is a spacious triple aspect room with upvc double glazed windows to the front and side and a pair of matching French doors to the rear. A solid stone fireplace, mantel shelf and hearth have a recessed Di Lusso wood burning stove with a lined flue, there are plenty of power points and a media panel and a Karndean wood effect laminate floor.





Kitchen/dining room

This large room has ample space for dining and enjoys natural light through three upvc double glazed windows. The floor is ceramic tiled throughout and there is a double panel radiator in the dining end and a pendant light point. At the kitchen end there are six LED downlighters and an extensive range of quality base and wall cabinets with panelled doors and drawers and a tall pull out shelved larder cupboard. The kitchen is fitted with roll top quartz effect work surfaces with top lighting and fitted major appliances include a five burner AEG hob with a stainless steel and glass extractor hood and lighting above, a fridge freezer, an AEG double oven and grill and an integral dishwasher. There is an additional ceiling mounted ventilation system and a panelled door to the utility room.

Utility room

This room has a ceramic tiled floor, a ceiling light, fitted base and wall cabinets to match the kitchen, a roll top quartz effect worktop with a single drainer stainless steel sink with a mixer tap, space and plumbing for an automatic washing machine and a dryer and mounted on the wall is the Vaillant gas fired Eco boiler. A upvc double glazed door leads to the garden.

First floor landing

The stairwell is protected by a white painted balustrade with oak handrails and post caps, there are two pendant light points and panelled doors to all rooms. There is a built in hot water cupboard with a shelf and a large Vaillant pressurised hot water cylinder and immersion heater. Set into the ceiling is the hatch to the highly insulated roof void.

Family bathroom

This smart bathroom is fitted with a 'P' shaped bath with a curved and hinged shower screen, full height splashback tiling and a built in shower and bath tap with wall mounted thermostatic controls. The walls are otherwise tiled to chest height and there is a fitted low level w.c. and a wall mounted wash hand basin. The floor is ceramic tiled and there is a ceiling mounted light, a wall mounted light with a shaver point, an extractor fan and a chromed dual fuel heated towel rail. The obscure upvc double glazed window has a ceramic tiled sill.

Bedroom 1

This principal bedroom is front facing with a upvc double glazed window, a pendant light point and space for free standing wardrobes and a dresser. It has a double panel radiator, ample power points and a panelled door to the ensuite shower room.

Ensuite shower room

A smart fitted shower room with a large shower tray, fully tiled shower walls, a glazed sliding shower screen door and panel and a built in chromed thermostatic shower. The walls are tiled to chest height and there is a fitted wall mounted wash hand basin and a low level w.c., a wall mounted light/shaver fitment, an extractor fan and a ceramic tiled floor. An obscure upvc double glazed window is side facing.



Bedroom 2

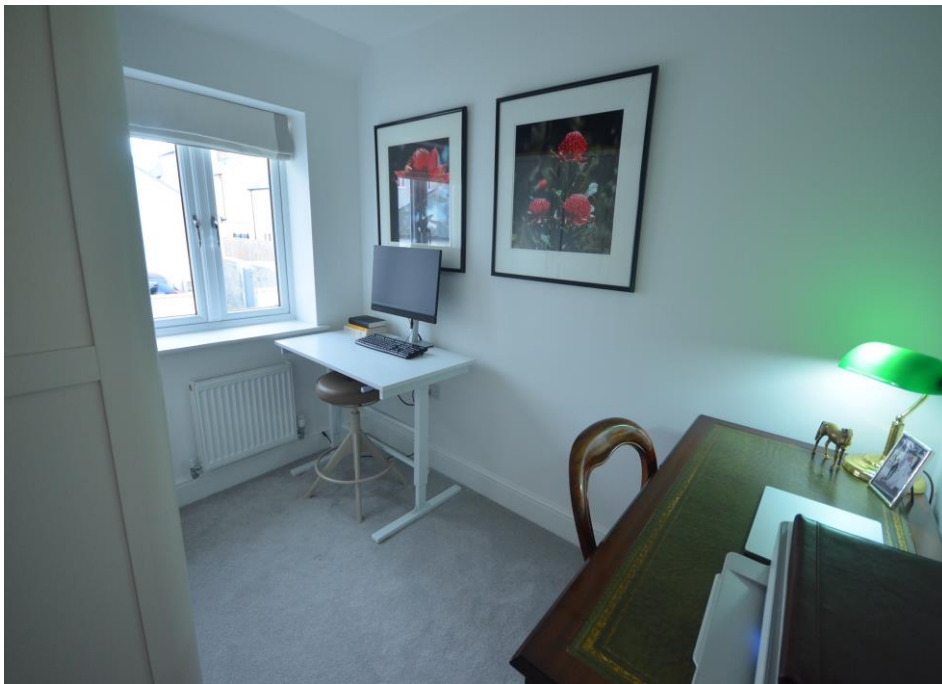
Another front facing double bedroom with a upvc double glazed window, a double panel radiator, a pendant light and plenty of space for a double bed and wardrobes.

Bedroom 3

A rear facing double bedroom overlooking the garden. It has a upvc double glazed window, a double panel radiator, a pendant light point and plenty of space for wardrobes and a double bed.

Bedroom 4

A rear facing single bedroom or study with a upvc double glazed window overlooking the garden. It has a pendant light point and a double panel radiator.





Exterior

To the front of the house is a broad paved path to the front door with beds to either side. The rear garden is walled with a granite exterior wall which is rendered to the garden interior. There is a paved patio outside the French doors, a lawn and granite bounded borders. The garden is south and west facing to enjoy the best of the afternoon and evening sunshine. Mounted on the house is an exterior light and tap and there is a paved path leading to the painted portcullis style back gate adjacent to which there is a roofed recessed bin and log storage area. Outside of the garden gate there is a brick paved parking area with space for a large car.

Garage

This garage has a 7'6 wide door and there is enough height to get a Land Rover Defender in the space. The garage has an electric metal up and over door, a concrete floor, a light and a separate consumer unit to better enable the installation of an electric car charger.

Planning permission

The property has an existing planning permission to create a covered porch and verandah at the rear of the patio, details of which can be found by visiting :

<https://dartmoor-online.tascomi.com/planning/index.html?fa=getApplication&id=161577>

Reference 0299/23





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