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properties

2 New Mill Cottages

Yard Hill, North Bovey, Devon TQ13 8QY

£450,000 Freehold



The Property

This delightful cottage was completely refurbished 18 years ago including a new Delabole slate roof, rewiring and replumbing and new leaded windows throughout. The cottage has immense charm and is very well presented and features latched doors with rustic black door furniture, painted timber clad ceilings, full oil fired central heating, a principal bedroom with a large ensuite bath/shower room, a second generous double bedroom and a family bath/shower room on the first floor. On the ground floor there is a through hall with doors front and rear to the gardens, a sitting room with a woodburner, a well fitted kitchen with oak faced units and most major appliances and a utility closet with washing machine and dryer. The front garden has a rose garden with box hedges and the rear garden is private with mature Beech hedges, a patio and a view to the field behind. Valuable off lane parking is in an oak framed open fronted parking bay located close by. This desirable character cottage must be seen to be fully appreciated and Fowlers strongly recommend viewing.



Situation

2 New Mill Cottages is located in a quiet setting on Yard Hill just a short walk away from the River Bovey, North Bovey village green, village hall and the Ring O' Bells pub. It is surrounded by riverside, woodland and countryside walks and cycle ways and the high moor is quite close by. Nearby Moretonhampstead has a wide range of day to day and specialist shops, cafes, a supermarket, butchers, greengrocers, a library and surgeries for doctor, dentist and vet. The Bovey Castle hotel restaurant and brasserie are just a short walk away across the golf course and hotel grounds. The A38 dual carriageway is about 10 miles away and Exeter is approximately 15 miles via the B3212 Teign valley road.

Services Mains water and electricity. Drainage is to a shared private waste treatment system.

Council tax band Band D

Directions

Coming to North Bovey from Moretonhampstead as you drop down the hill into the village having passed the North Bovey village identification sign, you will see a right turn by a small triangular grassed area. Take this lane and follow it down into the valley to Blackaller crossing the granite bridge. The next cottages on the right are New Mill Cottages and a pedestrian gate opposite a vehicular pull in leads into the shared access through the front garden.

Entrance

A gated pedestrian access leads through the granite front boundary wall to gravel paths which serve the three cottages in the terrace. No.2 owns this garden which has a space for a bench and a bistro set. Outside the front door there is a wall mounted carriage lamp. The front door is panelled and has a multi paned upper section complemented by matching side panels.

Entrance hall

The hall runs front to rear with a glazed door at either end and a slate tiled floor, a staircase to the first floor with an understairs cupboard, a double panel radiator and painted timber doors to all rooms with rustic style black door furniture.



- A charming character home with gardens and off street parking
- Located in the village outskirts close to countryside walks, the village green and pub
- Refurbished 18 years ago and offered in excellent decorative condition
- Entrance hallway
- Sitting room with fireplace and woodburner
- Smart and well equipped kitchen
- Main bedroom with ensuite bath/shower room
- Generous second double bedroom
- Family bathroom
- Oil fired central heating

Sitting room

A bright and charming sitting room with a leaded front window, a fireplace with slate hearth, a Devon granite lintel and fitted Holywell Burley 5kw woodburning stove with a lined flue. There are bookshelves to either side of the chimney breast, a TV point, double panel radiator and space for a settee, two easy chairs and a four seater dining table and chairs. A latched door leads to the kitchen.

Kitchen

The kitchen has a leaded rear window looking out to the rear garden and the floor is laid to slate tiles. It has a very good range of fitted base and wall cabinets with oak doors and drawers, pull out larder shelving, a corner display shelf and a glass shelved display cupboard for glasses. There are extensive stone effect work surfaces and a fitted Armitage Shanks ceramic sink with a chromed mixer tap. Major appliances include a Flavel electric range with a five ring halogen hob and a warming panel, a fan oven and a thermostatic oven and grill, a fridge freezer, dishwasher and a counter top microwave. A latched door leads to the hall.

Utility closet

This walk in closet has a rear window, a Bosch washing machine and Miele dryer, a wall mounted consumer unit and space for some coats and boots.

First Floor

The staircase winds up to the landing which has a white balustrade, a ceiling open to the eaves with an exposed painted roof truss and latched doors to all rooms.

Bedroom 1

A bright and airy room with the ceiling open into the eaves and exposed painted structural timbers. A leaded window looks over the front garden to woodland and the original cast iron grate with a fireplace surround and mantel shelf is still in place, although decommissioned. There is a large built in double wardrobe with hanging rails and shelving, a TV point, pendant light point, a double panel radiator and a painted latched door to the ensuite bath/shower room.

Ensuite bath/shower room

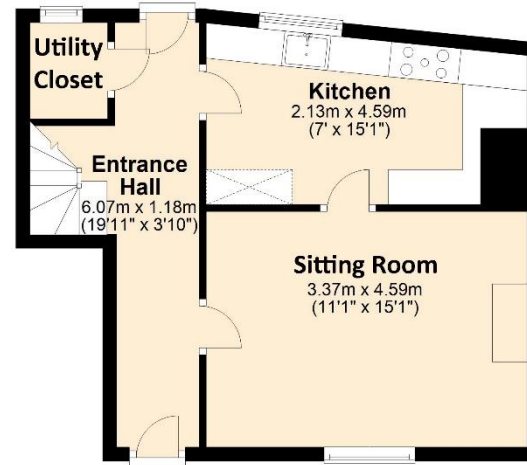
A large bathroom fitted with a white suite of pressed steel bath with fully tiled ceiling height metro style splashbacks, a glazed hinged shower screen, a chromed shower/mixer tap and built in thermostatic shower with chromed shower head. The pedestal wash hand basin has Metro style tiled splashbacks with mirror above and a wall light point and adjacent shaver point. There is a low level w.c., a chromed heated, plumbed towel rail, a double panel radiator, extractor fan and two fitted ceiling lights. The leaded window looks out across the front garden to the woods beyond.

Bedroom 2

A generous rear facing double bedroom with a ceiling open into the eaves and exposed painted structural timbers. A leaded window looks out to the rear garden and countryside beyond. An original cast iron fireplace, surround and mantel is fitted but decommissioned. There is a double panel radiator.

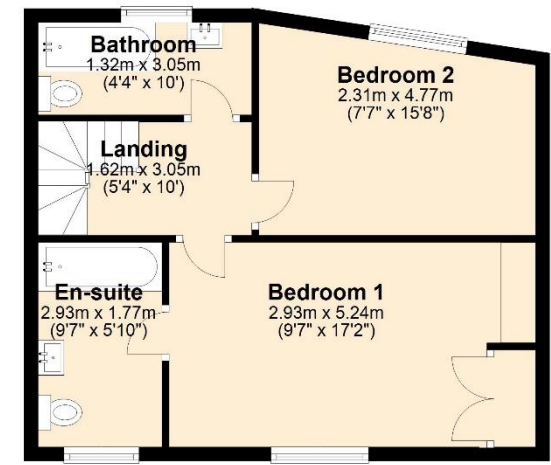
Ground Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.5 sq. feet)



Total area: approx. 80.3 sq. metres (864.6 sq. feet)

Bathroom

A leaded window looks out to the rear garden and fields and the bathroom is fitted with a white suite comprising a pressed steel bath with ceiling height metro style tiling, a chromed shower/mixer tap and a chromed built in thermostatic shower and a glazed shower screen. The pedestal wash hand basin has chromed mixer taps, a mirror, wall light point above, a shaver point and there is a low level w.c. The floor is laid with a slate effect vinyl and there is a fitted extractor fan, ceiling light, a chromed, plumbed heated towel rail and a double panel radiator.

Exterior

Front garden

The garden is granite walled to three sides with a flower and shrub border to one side, a lavender planted flower bed on the other and a central rose garden enclosed by well tended box hedges. It has space for a bench and a paved section for a bistro set. This garden is south facing.

Rear garden

To the immediate rear of the cottage is a wide strip of paved patio which leads to a gravelled garden with a circular brick paved patio in the centre, a flower border at the rear and mature beech hedgerows to either side. The garden enjoys plenty of sunshine in the spring and summer. To the rear of the garden is a post and rail fence and some steps to a gate to the field across which No.2 New Mill Cottages enjoys a right of access to the footpath alongside the River Bovey and to the parking and garaging area.

Garaging

A gated access leads to a gravelled turning area enabling access to the bay used by No.2 in the oak framed open fronted car port.



VIEWING BY APPOINTMENT ONLY

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