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Beech Cottage
Adley Lane, Chagford, Devon TQ13 8DL

£599,500 Freehold



The Property

Beech Cottage is located on a quiet country lane close to Chagford. It is a semi detached chalet style bungalow which has been well maintained and is presented in very good order. The property is well insulated and fully double glazed to all doors and windows and centrally heated by a recently fitted oil fired exterior boiler. The accommodation comprises an entrance hallway, a study/bedroom 2, a sitting room with a wood burning stove at one end and an open fireplace at the other, a kitchen overlooking the rear garden, a smart bathroom with a spa bath and separate shower, the main bedroom and a first floor bedroom accessed by its own staircase. Attached to the house is a sunny garden room. The plot extends to 0.28 acres with a large patio, some mature deciduous trees, beech hedges and borders and shrubberies with carefully chosen planting. There is parking for four cars. Fowlers strongly recommend viewing this comfortable rural home.

Situation

Beech Cottage is located on Adley Lane just half a mile from the town square. It is a quiet lane with fields to either side yet the bustling square is only a 15 minute walk or less than a 5 minute drive. The ancient Stannary town of Chagford offers a wide variety of day to day and specialist shops, a Parish church, Roman Catholic church and chapel, a Primary school, pre school and Montessori and a library. There are surgeries for doctor, dentist and vet. The area is criss-crossed by countryside, riverside and moorland walks and there are excellent sports facilities with a football and cricket pitch, pavilion, a bowling club, tennis club, a skate park, children's play park and an open air swimming pool in the summertime. The A30 dual carriageway is less than 5 miles away and Exeter is approximately 20 miles.

Services

Unmetered mains water. Mains electricity. Septic tank drainage shared with the neighbour.

Council tax band Band C

Directions

From Fowlers by car. Go to the top of The Square and turn left into High Street passing the Three Crowns and The Globe. Turn left at the junction and then left again at Westcott Lane. Drive down Westcott Lane for about half a mile and take the left turn into Adley lane. Beech Cottage is the third house on the right.

Entrance hallway

The entrance hallway leads from the upvc double glazed front door to the hallway corridor which serves most rooms. It has a coved ceiling, two pendant light points, two single panel radiators, an understairs closet with double louvred doors, pine architraves, floor and skirtings and an internal window to the garden room and another to the exterior looking to the front garden, both of which have fitted storm shutters.

Study/bedroom 2 - 10' 6" x 9' 4" (3.2m x 2.84m)

This flexible room has a pine floor and skirtings, a coved ceiling, a upvc double glazed front window looking to the front garden with storm shutters, a single panel radiator and there is capped plumbing for a wash hand basin if required.

- **A charming 3 bedroom semi detached chalet bungalow in a rural setting**
- **Level plot of 0.28 acres**
- **Parking for four cars**
- **Entrance hallway**
- **Kitchen**
- **Spacious sitting room with wood burning stove and open fireplace**
- **Two ground floor bedrooms**
- **Very smart bathroom with shower**
- **First floor bedroom with dormer window**
- **Fully double glazed, well insulated and centrally heated by oil**



Kitchen - 12' 7" x 9' 1" (3.83m x 2.77m)

A upvc double glazed window and door look out to the rear garden and patio and the floor is laid with ceramic tiles. The kitchen cabinets are wall and base mounted and have a single drainer stainless steel sink and mixer tap, pine doors and drawer fronts and there are roll top work surfaces and tiled splashbacks. Space is allocated for a fridge/freezer, electric cooker and an automatic washing machine. A ceiling mounted spotlight fixture is fitted and a double panel radiator. A pine framed doorway leads into the sitting room and a pair of stripped pine double doors lead to the concealed staircase to bedroom 3. The smart meter and circuit breakers are wall mounted and boxed.

Sitting/dining room - 26' 1" x 10' 6" (7.94m x 3.2m)

A pleasing double aspect sitting room with upvc double glazed French doors to the rear garden and a bay window looking at the front garden. In the sitting area at the front there is a brick fireplace, slate hearth and a powerful wood burning stove. To the rear of the room is a tiled open fireplace, mantel and grate which is fully operational. The ceiling is coved, there are four wall light points and two pendant lights, a TV point and a single panel radiator is wall mounted in the bay window.

Bathroom - 10' 9" x 8' 4" (3.27m x 2.54m)

This smart bright bathroom has a marble tiled floor, a coved ceiling, a fitted extractor fan, a ceiling light point and a wall mounted chromed dual fuel towel rail. The white sanitary ware includes a spa bath with tiled splashbacks and a fitted shower/mixer tap, a wash hand basin set into a vanity cabinet with cupboards beneath and the concealed cistern for the low level w.c. An oversize corner shower is fitted with glazed, curved panels, a sliding door and a built in thermostatic shower. There are two upvc double glazed windows. Built into the bathroom is a hot water and airing cupboard with a large Kingspan Ultra Steel insulated hot water tank, an immersion heater and shelving.

Bedroom 1 - 11' 10" x 10' (3.6m x 3.05m)

A double aspect room with two upvc double glazed windows with views to the front and rear gardens, fitted fly/pollen screens and white storm shutters. There is a pendant light point, a coved ceiling and a single panel radiator.

Bedroom 3 - 16' 6" x 12' 4" (5.03m x 3.76m)

This bright room has a upvc double glazed dormer window with a view across country to the high moor, an exposed structural frame, a pine floor, two pendant light points and three hatches to the insulated eaves.

Garden room - 11' x 6' (3.35m x 1.83m)

The garden room is attached at the front of the property and has a upvc double glazed door from the garden and matching windows with a triple glazed polycarbonate roof.

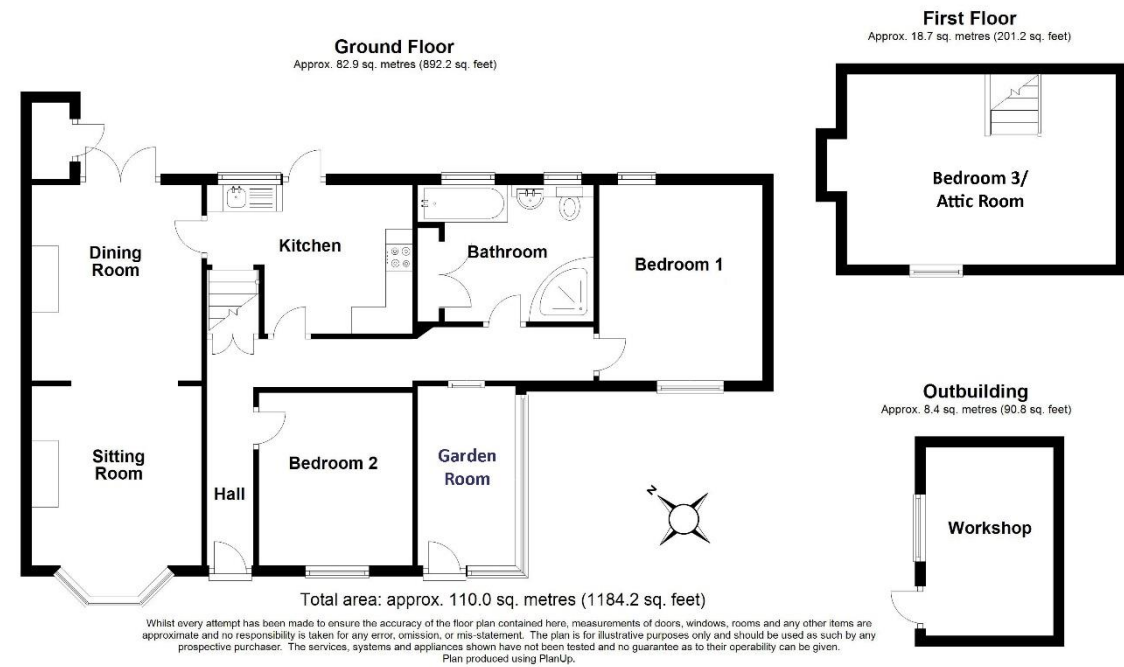
The gardens

Measuring 0.28 acres in all, the gardens are level and well laid out and have benefitted from a recent planting programme. The entrance to the garden is via a five bar gate from the parking area, and gravelled paths lead to the front door and to the side of the property through an archway to the rear garden. The front garden has a good size lawn which is bounded by shrubberies and borders planted out with a variety of plants including grasses, roses and hydrangeas among many others. A large raised planter sits to one side of the garden and concealed behind the shrubs is the 2500 litre double bunded oil tank. In the back garden there is a large stone paved patio which measures 44' x 14'4"/13.41m x 4.36m, a level lawn, a smoke bush, acer and other shrubs and plants. This is a sunny garden that gets the evening sun on the patio in the summer time. Sited at the rear of the house is the Hounsfeld oil fired central heating boiler which is in a protective housing with a frost stat. To the south side of the rear garden there is a large timber framed and metal clad shed with power and light and a metal open fronted storage shed.

Timber framed metal shed 12' x 4' 4"/3.65m x 1.32m

Open fronted shed 10'8"x 4'8"/3.25m x 1.42m

Parking A visibility splay set between granite walls leads to a five bar gate to the large parking area which is big enough for four cars.





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