

**fowlers**  
properties



## Moorstone Cottage

6 Gregory's Court, Chagford, Devon TQ13 8AP

**£270,000** Freehold



### The Property

Moorstone Cottage is an attractive mews cottage in a quiet off road spot just one hundred metres from the bustling town square in the vibrant ancient Stannary town of Chagford. It has just recently been refurbished and has been holiday let intermittently when the owner has not been staying there. It now features a handsome woodburning stove with an integral pizza oven recessed into the granite fireplace, a smart fitted kitchen with stone worktops and underfloor heating, a newly fitted shower room with underfloor heating and underfloor heating to both of the bedrooms. The cottage is double glazed and very well presented and would be an ideal bolt hole or investment for letting. Fowlers strongly recommend viewing.

### Situation

Located in a quiet spot, off road, and just 100 metres walk to The Square where there is a wide variety of day to day and specialist shops, four pubs and cafes. Chagford is a vibrant community with an active social round and great facilities including surgeries for doctor, dentist and vet, a Primary school, pre school and Montessori school, a library and great riverside, countryside and moorland walks surrounding the town. The A30 dual carriageway is only about 5 miles away and Exeter is approximately 20 miles.

### Council tax band

Band B

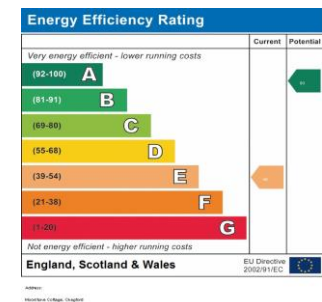
### Services

Moorstone Cottage has mains water, drainage and electricity. Gas is available in the courtyard.

### Directions

From Fowlers walk to the top of The Square and turn right walking past Bowdens into Mill Street. On the left is an archway opening into Gregory's Court. Walk in beneath the arch and to the right just before the next archway you will find Moorstone Cottage.

- A mews cottage in a quiet spot
- Just a 1 minute walk to the bustling town square
- Recently refurbished accommodation
- Sitting room with a granite fireplace and stove
- Smart fitted kitchen with stone tops and underfloor heating
- Two bedrooms with underfloor heating
- Newly refitted shower room with underfloor heating
- Double glazed windows
- An ideal holiday home or Dartmoor bolt hole
- No chain above



### Entrance

Set partly beneath the arch with a part glazed front door, an exterior light and a key box.

### Sitting room

A charming room featuring a large feature granite and red brick fireplace with a recessed granite hearth and a fitted wood burning stove with an integral pizza oven and a lined flue. The front window is double glazed upvc with a window seat below and an adjacent wall mounted Rointe electric convector heater. Seven LED downlighters are flush mounted in the ceiling and there is a telephone point and six power points. Mounted above the front door is a box for the consumer unit and electric meter and alongside the chimney breast is a short passage to the kitchen.

### Kitchen

The granite former fireplace and chimney breast is a striking feature of the kitchen and the recessed fireplace now contains a kitchen cabinet. The kitchen cabinets are recently fitted and have stone work surfaces which are both under lit and top lit by LEDs. There is a white porcelain basin with a boiling/cold water mixer tap, matching stone splashbacks, a flush mounted two ring induction hob, a built in automatic washing machine and an integral under counter fridge. The ceiling has three flush LED downlighters and a upvc double glazed window looks out to the rear of the cottage.

### First floor landing

The staircase has fitted painted wood handrails, a pendant light point above and on the landing there is a loft access hatch and controls for the upstairs underfloor heating.

### Shower room

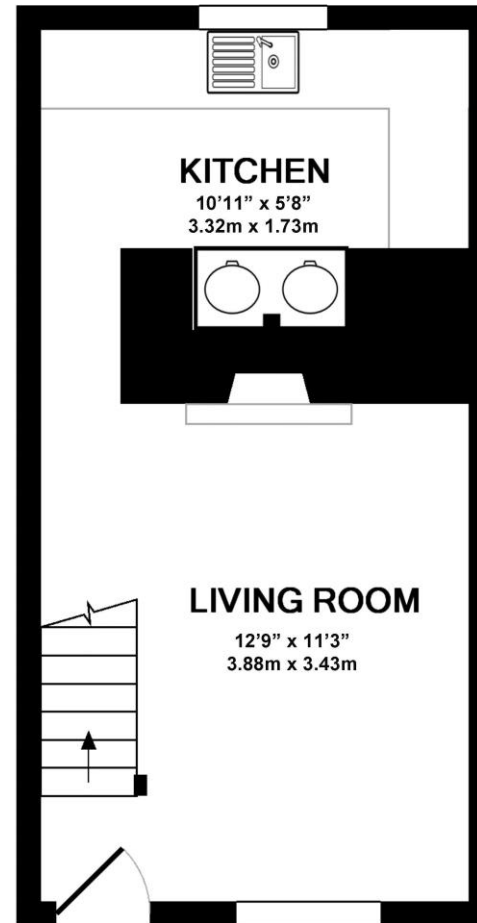
This very smart shower room has a fully 'metro' tiled shower cubicle with a chromed electric shower unit, a rain shower head and shower wand and a glazed shower screen and sliding doors. A low level w.c. is fitted and a basin with chromed mixer taps sits on top of a vanity cupboard and has a mirror/light above. The ceramic tiled floor has underfloor heating, there are two LED flush mounted downlighters and a chromed, wall mounted electric towel rail.

### Bedroom 1

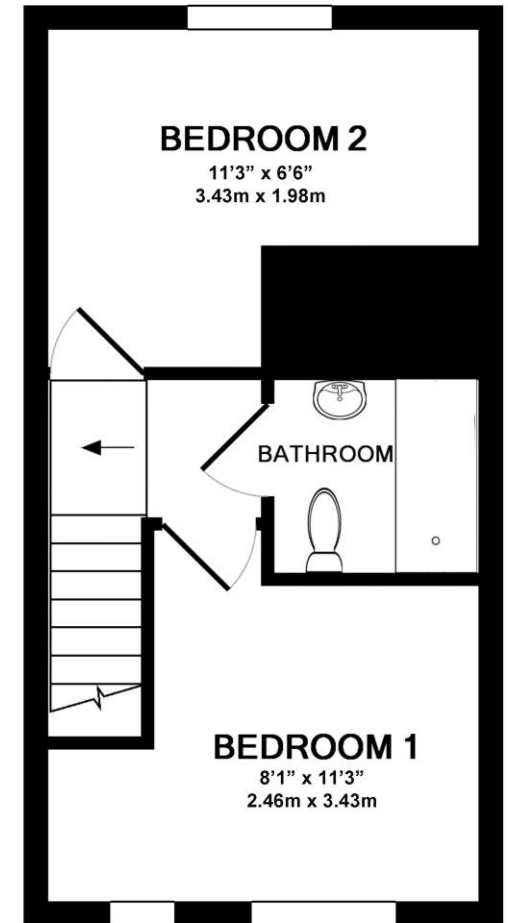
This double room is at the front of the cottage and has a upvc double glazed window. The room is large enough for a super king double bed, a wardrobe and, on top of the stairwell plinth, a small chest of drawers. There are two wall light points, two LED flush mounted downlighters, underfloor heating and a wall mounted thermostat.

### Bedroom 2

This bedroom has a rear facing upvc double glazed window with a view over the edge of town to the moor. A sleeping platform is fitted enabling the space below to have a sofa bed if required. There are four power points and a TV point, and underfloor heating is fitted.



GROUND FLOOR  
APPROX. FLOOR  
AREA 231 SQ.FT.  
(21.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 233 SQ.FT.  
(21.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 465 SQ.FT. (43.2 SQ.M.)

Plan drawn by Devon Property Services ([www.devonps.co.uk](http://www.devonps.co.uk)). Measurements are approximate. For illustrative purposes only. Not drawn exactly to scale.



#### VIEWING BY APPOINTMENT ONLY

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