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properties



Parford Cottage
Moretonhampstead, Devon TQ13 8PU

£1,200,000 Freehold



The Property

Parford Cottage and its adjoining four acre field are located in an elevated position within the Dartmoor National Park some of the very best views of Dartmoor to be found anywhere in the area from almost every room. The cottage is detached and built of granite with a broad paved terrace and enclosed swimming pool, a lawn and a lower garden, all enclosed. Beautiful National Trust bluebell woods rise behind.

There is space for four cars, some useful sheds/stables with power and light and a field of about 4 acres to the front. The cottage has spacious reception rooms with a large kitchen/dining area merging into a living room with a wood burning stove from which double doors that to the garden room. There is also a ground floor double bedroom with an ensuite shower room and a utility room off of the kitchen/dining area. Upstairs are two double bedrooms each with ensuite facilities. The property has oil fired underfloor heating and double glazing to all windows. It is rare to come across a home with such great views and Fowlers strongly recommend viewing this excellent home.

Situation

Parford Cottage is set in beautiful Dartmoor countryside in an elevated south facing position with that National Trust woodland behind it and spectacular far reaching views to the moor across its own field, whilst being only about 1.7 miles from the small bustling ancient Stannary town of Chagford with its wide variety of day to day and specialist shops, pubs, cafes, a primary, pre-school and Montessori schools, a library and surgeries for doctor, dentist and vet. There are countryside, woodland and riverside walks (National Trust) within walking distance of Parford Cottage. The A382 is about half a mile away giving easy access up to the A30 dual carriageway at Whiddon Down from where Exeter is approximately 18 miles.

Council tax band

Band D

Services

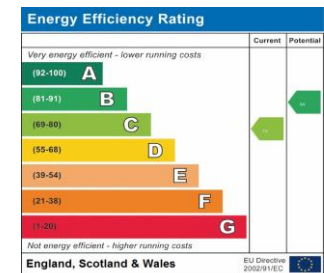
Mains electricity. Private water supply and septic tank drainage. Oil by private contract.

Directions

What three words: eagles.gravitate.traffic

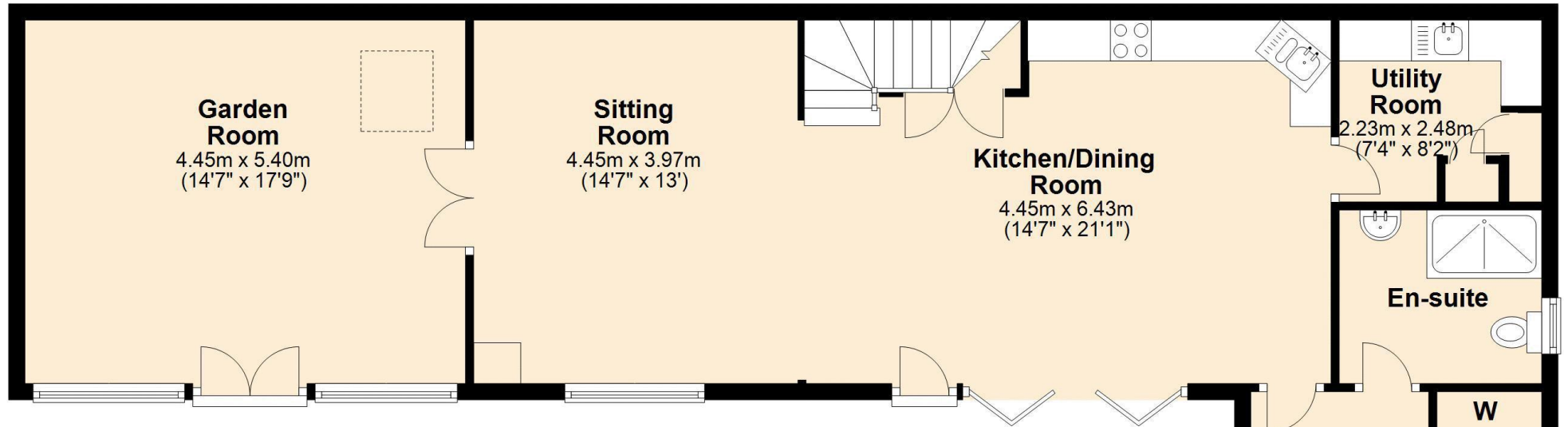
From Fowlers estate agents in Chagford go to the top of The Square and turn right and then immediately right again down the opposite side of The Square. Follow this road for about 1.2 miles to the crossroads at Easton Cross and go straight across. Follow this lane for about half a mile and just at the top of a steep incline, as the road levels out, the entrance to Parford Cottage will be on the right.

- Glorious views of the Dartmoor National Park
- A detached granite built chalet style home with 4.61 acres/1.86 Ha in all
- Broad patio and pool terrace with great views to the moor across its own field
- Large open plan kitchen/dining and living room
- Spacious garden room
- Ground floor bedroom with ensuite shower
- Two first floor bedrooms with ensuite facilities
- Utility and boiler room
- Oil fired underfloor heating and double glazed windows and doors
- Timber built former stables and parking for four cars



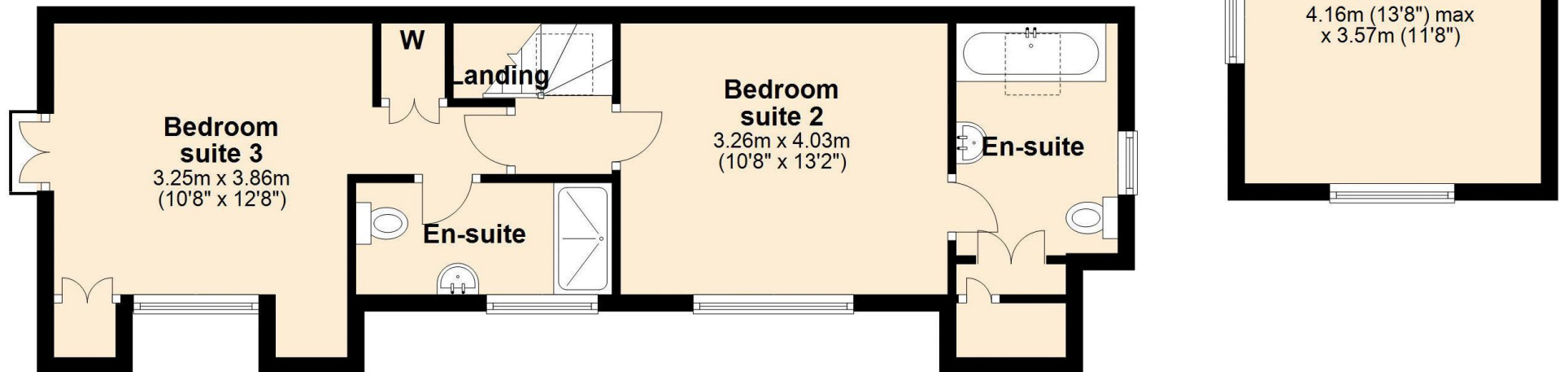
Ground Floor

Approx. 97.9 sq. metres (1053.9 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



Total area: approx. 141.5 sq. metres (1522.6 sq. feet)



Entrance

A crushed stone pathway leads from the parking across the front of the pool terrace and to the patio where there is a bank of double glazed bi-fold doors and an individual matching door which is the entrance to the cottage. There is sensor operated exterior lighting for convenience.

Kitchen/dining area

The bank of bi-fold doors to the front of this room look across the patio to the beautiful view and allows in lots of natural light to this spacious kitchen area. It is oak floored and large enough for a big refectory table and has seven flush mounted ceiling LED downlighters. The kitchen itself is fitted with a range of base and wall cabinets with granite work surfaces, tiled splashbacks and work surface lighting. A one and a half bowl composite corner sink unit is fitted with a chromed mixer tap and integral Neff major appliances include a halogen hob with an extractor hood and lighting, a microwave, a fan oven and grill, a dishwasher and a fridge freezer. There is a glazed and lit display cupboard and a wine rack and beneath the stairs there are two storage cupboards. There are panelled pine doors to the utility room and ground floor double bedroom, stairs to the first floor and the room opens out into the sitting area.

Sitting area

A great oak floored reception space with a broad double glazed front window, window seat and views, a slate hearth with a wood burning stove and exposed, lined flue, two wall mounted picture lights, media shelves and points and eight flush ceiling mounted downlighters. Glazed internal double doors lead into the garden room.



Garden room

Oak framed double glazing stretches along the entire front wall affording a superb view across Dartmoor countryside to the moor and the ceiling is also partly glazed. There is an additional side window and a velux double glazed skylight for superb natural lighting. This room has underfloor heating beneath the tiled floor, built in bookshelves and one exposed granite wall with a first floor Juliet balcony overlooking it. The window blinds are electric powered and there is a pendant light point and two wall mounted directable spotlights.

Ground floor bedroom

A double room with a double glazed window looking across the terrace and a further picture window allowing views to the moor from bed. There are two wall light points, a lighting circuit and six LED downlighters. A large double wardrobe is fitted, two double panel radiators and a panelled pine door leads into the ensuite shower room.



Ground floor ensuite shower room

The floor is tiled with Italian tiles and the walls are fully tiled to ceiling height with a decorative ceramic frieze. It is fitted with an oversize shower with a glazed shower screen and door and a built in thermostatic shower. A pedestal wash hand basin is fitted with a mirror and shaver/light above, a low level w.c., a wall mounted heated towel rail, four flush ceiling mounted LED downlighters, an extractor fan and an obscure upvc double glazed side window.

Utility room

Fitted with a single drainer stainless steel sink with a mixer tap and tiled splashbacks, worktop lighting, space for a washing machine and drier and a fitted Worcester oil fired, floor mounted central heating boiler. Two storage cupboards are built in with access to the consumer unit and the floor is clay tiled.

First floor landing

The stairwell is naturally lit from above by a velux double glazed skylight and there is a display plinth and a stair rope handrail with brass fittings. Pine panelled doors lead to all rooms. There are flush ceiling mounted LED downlighters and a single panel radiator.

Bedroom suite 2

A double room with a broad double glazed dormer window enjoying glorious views across the Dartmoor countryside to the moor. It has exposed structural timbers, three wall light points, an oak topped wall plinth, two double panel radiators and a pine panelled door to the ensuite bathroom.

Bedroom suite two ensuite bathroom

The bathroom is floored with Italian tiling and fitted with a white suite comprising a pressed steel bath with a side mounted mixer/shower tap, a pedestal wash hand basin with a mirror and shaver/light above and a low level w.c. The walls are fully tiled with a decorative ceramic frieze and set high in the wall is a porthole window which complements the natural light from the velux double glazed skylight. Four LED downlighters are mounted flush in the ceiling, there is an extractor hood and two built in cupboards with shelving and a concealed factory insulated hot water cylinder.





Bedroom suite 3

A short passage has a built in double closet with hanging rails and leads to the bedroom and ensuite shower room which has a pine panelled door. The bedroom has a double glazed dormer window with superb views across the Dartmoor countryside and there is a pair of glazed double doors that open to the Juliet balcony overlooking the garden room. A dressing table surface is built in and there are two LED downlighters, one wall light point and a lighting circuit and concealed eaves storage cupboards.

Bedroom suite three ensuite shower room

The floor is tiled and the shower room is fitted with a white suite comprising an oversize shower tray with glazed shower screen and door and a built in thermostatic shower. The pedestal wash hand basin has a shaver point and a wall light and mirror above and there is a low level w.c. A double glazed dormer window looks out to the views and there are two LED downlighters and an extractor fan. A large storage cupboard is built into the eaves.

The grounds

A large stone paved terrace stretches across the front of Parford Cottage with ample space for a large dining table and benches and wall mounted LED lighting. From the terrace there are superb far reaching views across the Dartmoor countryside to the moor, Kestor, Meldon and Nattadon hills and Cawsand Beacon. There are raised granite planters and stone steps down to the grassed middle garden which has a crushed stone pathway leading to the steps to the lower garden and to the pool and parking area. Six curved granite steps lead down to the lower garden where there are mature shrubs and space for a bench from which to enjoy the great views. The pool is surrounded by iron railing for safety and has a crazy paved terrace and lighter coping stones to frame the pool with granite walls and planters to the side and rear. The pool varies from 8'6 to 4' deep (2.59m to 1.21m) and is fully operational. Immediately below Parford Cottage is the field of just over four acres which is stock proof and ideal for a pony or two.



Outbuildings

There are two wooden buildings, one of which is divided into four bays.

Building 1 12'2" x 15'4" max/3.7m x 4.67m

This has block built lower walls with timber framed upper walls and a corrugated metal roof.

Building 2

This stable building is divided into four bays and has power and light to each.

Bay 1. 11'9" x 6'/3.58m x 1.82m. This houses the water filtration plant.

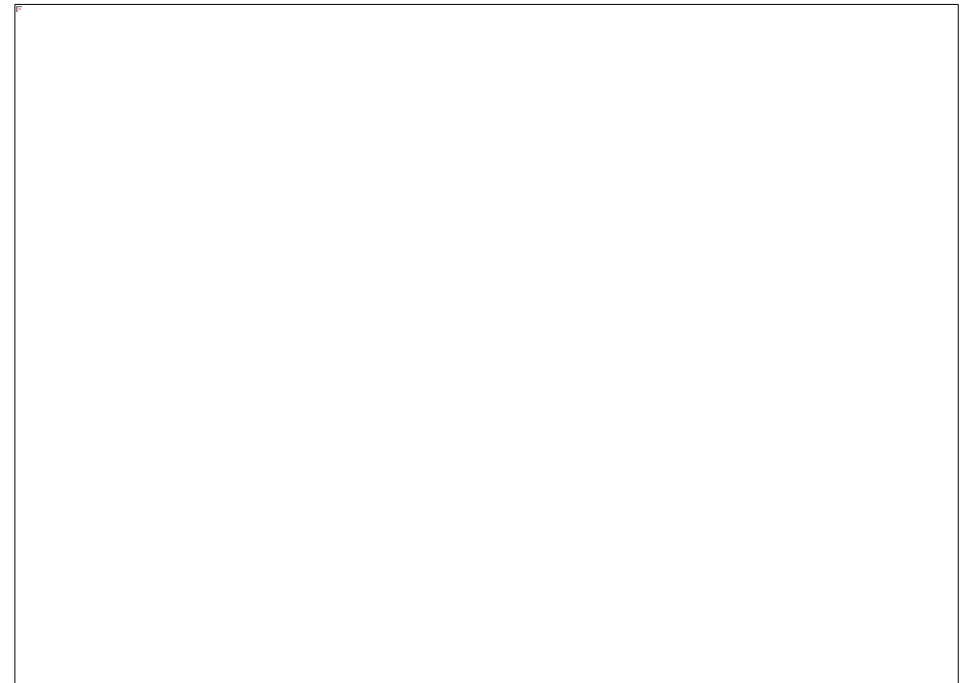
Bay2. 11'11" x 9'10"/3.63m x 2.99m

Bay 3. 11'11" x 5'9"/3.63m x 1.75m

Bay 4. 7'4" x 6'/2.23m x 1.82m

Parking

There is plenty of parking for up to four cars and double gates lead in from the lane. The parking area is laid with crushed stone and within this area is a sunken section which neatly conceals the double banded oil tank and pool plant shed where the filtration and pool heat exchanger are sited. A flood light with a movement sensor lights the parking area where there are also two mature oak trees.





VIEWING BY APPOINTMENT ONLY

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