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properties



Furzebeam

Broomhill, Chagford, Devon TQ13 8DD

£650,000 Freehold



The Property

Furzebeam is located on a quiet private lane on a plot of 0.43 acres/0.174 Ha. The property enjoys good views both front and rear across fields and to the moor and has plenty of parking on the drive plus a single garage. The house is in need of full modernisation and refurbishment but is centrally heated by mains gas and perfectly liveable. It has planning permission to extend and improve on application 0008/24 with the Dartmoor National Park. The existing accommodation is of a good size and on the ground floor comprises an entrance hall, a sitting room, lounge, dining room, kitchen and study as well as a bathroom and double bedroom. Upstairs there is a large double bedroom, a further single bedroom and a washroom. A new Environment Agency compliant waste processing plant has been fitted and the property enjoys mains water, electricity and gas. This is a good house in a super position that will make a fine home and Fowlers strongly recommend viewing.



Situation

Furzebeam is set on a quiet private road just outside of Chagford around half a mile from the town square. It is on a slightly elevated plot and enjoys views at the front across countryside to the moor and a view to fields at the rear. It is a lovely setting. Chagford is an ancient Stannary town and offers a wide variety of day to day and specialist shops, four pubs, cafes and restaurant, a Primary school, pre school and Montessori, Parish church, Roman Catholic church and chapel, a library and surgeries for doctor, dentist and vet. The town is surrounded by countryside, riverside and moorland walks and has good sports facilities with a football and cricket pitch, a bowling club, tennis club, skate park and an open air swimming pool in the summertime. The A30 dual carriageway is about 5 miles away and Exeter is approximately 20 miles.

Services

Mains water, gas and electricity. Drainage is to a new Environment Agency compliant waste treatment plant.

Council tax band

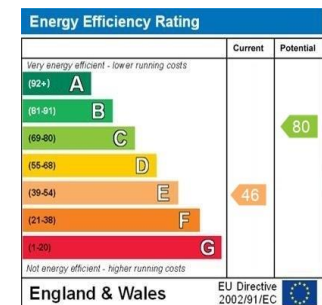
Band F

Directions

What three words: ///seriously.trains.rejected From Fowlers double doors turn right and go down The Square passing Blacks delicatessen and the Old Forge cafe . Continue into Southcombe Street which then becomes Lower Street and continue out of town past the primary school, fire station and vets. Take the first turning on the right into Broomhill and drive up the road bearing right. The last house on the left is Furzebeam.



- Set on a garden plot of 0.43 acres/0.174 Ha
- A detached 3/4 bedroom home in need of refurbishment
- Planning permission to improve and extend has been granted
- A quiet private road and plenty of parking
- New compliant waste treatment plant
- Views across countryside to the moor
- Entrance hall, sitting room, dining room, lounge/bedroom 4, kitchen and study
- Ground floor double bedroom and bathroom
- Two first floor bedrooms and washroom
- Mains gas central heating



Entrance

The entrance to the house is in between the double fronted front elevation with a broad canopy protecting the front door and set above a clay tiled apron. A part multi paned front door with matching side windows allows plenty of natural light into the hall.

Entrance hall

A spacious and bright hallway with a short corridor to either side and Sapele clad doors to all rooms.

Sitting room

This is a spacious and bright room with a large front facing upvc double glazed bay window looking over the garden and across the Dartmoor countryside to the moor at Cawsand. There is an additional matching side window, picture rails, a glazed tile fireplace with a matching hearth and wooden surround and mantel shelf, pendant light point, TV point and a double and a single panel radiator.

Study

Looking out to the rear terrace and garden through aluminium double glazed patio doors. There are picture rails, a pine floor and a large single panel radiator.





Lounge/bedroom 4

Formerly used as a double bedroom, this big lounge has a broad upvc double glazed bay window looking over the garden to the Dartmoor countryside and there is a matching side window too. The former fireplace has a painted timber surround and mantel shelf, there are picture rails, a pendant light point, a large single panel radiator and double panel radiator in the bay window.

Bedroom 2

A ground floor double bedroom with a large side facing aluminium double glazed window, picture rails and a pendant light point.

Bathroom

This large bathroom has two rear facing obscure glazed aluminium double glazed windows, a Primrose panelled bath with matching pedestal wash hand basin, a white low level w.c. and a step-up shower cubicle with obscure glazed sliding doors and built in thermostatic shower. A central ceiling light is fitted, a vinyl floor and a double panel radiator.

Dining room

Formerly the kitchen, this has a decommissioned fireplace with wooden surround and mantel shelf, a large aluminium double glazed side window, central ceiling light point, a wall mounted Baxi gas fired central heating boiler, a large single panel radiator and a broad hatch and adjacent doorway to the kitchen.

Kitchen

A upvc double glazed door leads to the gravelled patio area and an aluminium double glazed window looks out to the rear garden from above the one and a half bowl stainless steel sink which has a mixer tap. There are stone effect roll top work surfaces to three sides of the kitchen with a range of base cabinets, an integral four burner gas hob with electric fan oven and grill below and space for an automatic washing machine and dishwasher. Splashbacks are tiled and there are eight over counter power points, a ceiling mounted spotlight fitment and a pine clad ceiling.



First Floor Landing

The staircase winds up past a large aluminium double glazed window which allows lots of light to the landing which has a white painted balustrade. Doors lead to the wash room, bedroom 3 and to bedroom 1.

Bedroom 1

This large room has a broad upvc double glazed dormer window with a great view over the Dartmoor countryside to Cawsand Beacon. There are built in wardrobes at either end, a pine floor, eaves storage, one large double panel radiator and a doorway to a walk-in eaves wardrobe that would be the main ensuite shower room shown on the planning permission.

Bedroom 3

A modest double room with a velux double glazed skylight, pendant light, double panel radiator and access to eaves storage.

Wash room

A first floor wash room with a velux double glazed skylight, a modern fitted sink and vanity unit and a low level w.c.





Exterior

Garage

The garage is built of concrete panels with a concrete floor, a corrugated roof and a metal up and over door. It measures 19'1" x 8'5.81m x 2.43m.

Back garden shed

A timber built shed measuring 8' x 5'10"/2.43m x 1.778m

Greenhouse

An aluminium framed greenhouse measuring 15'11" x 8' / 4.85m x 2.43m

Front garden shed

A timber framed shed measuring 6'4" x 4'11"/1.93m x 1.49m

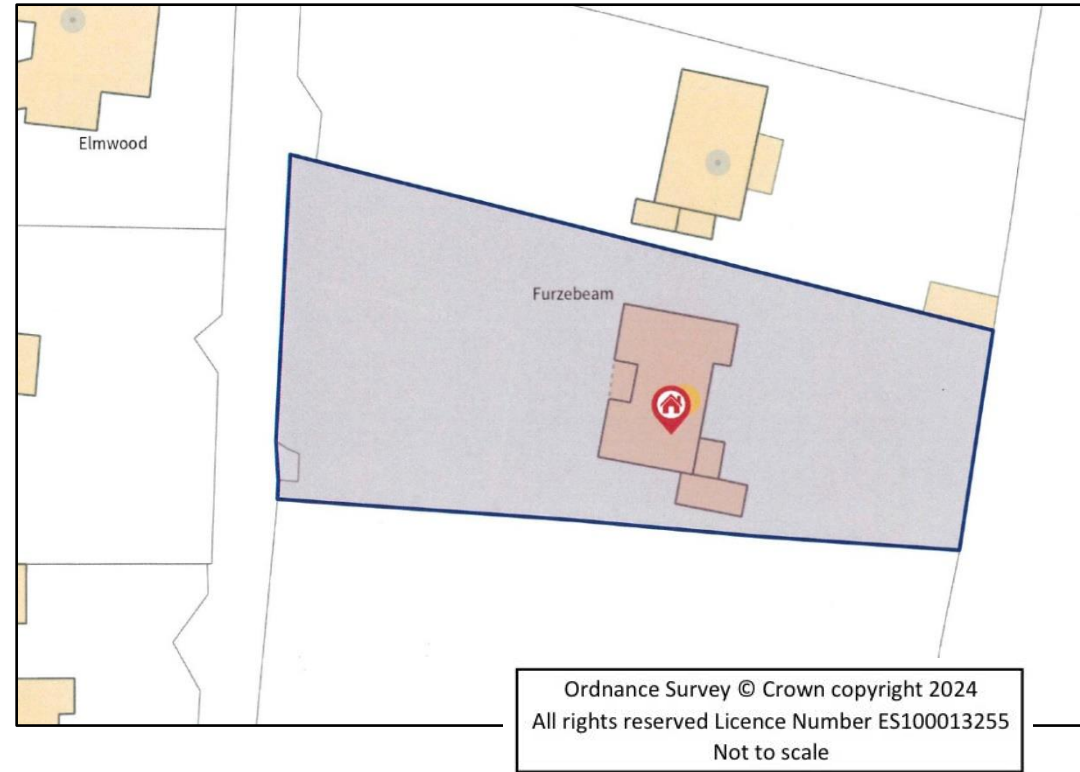
The gardens

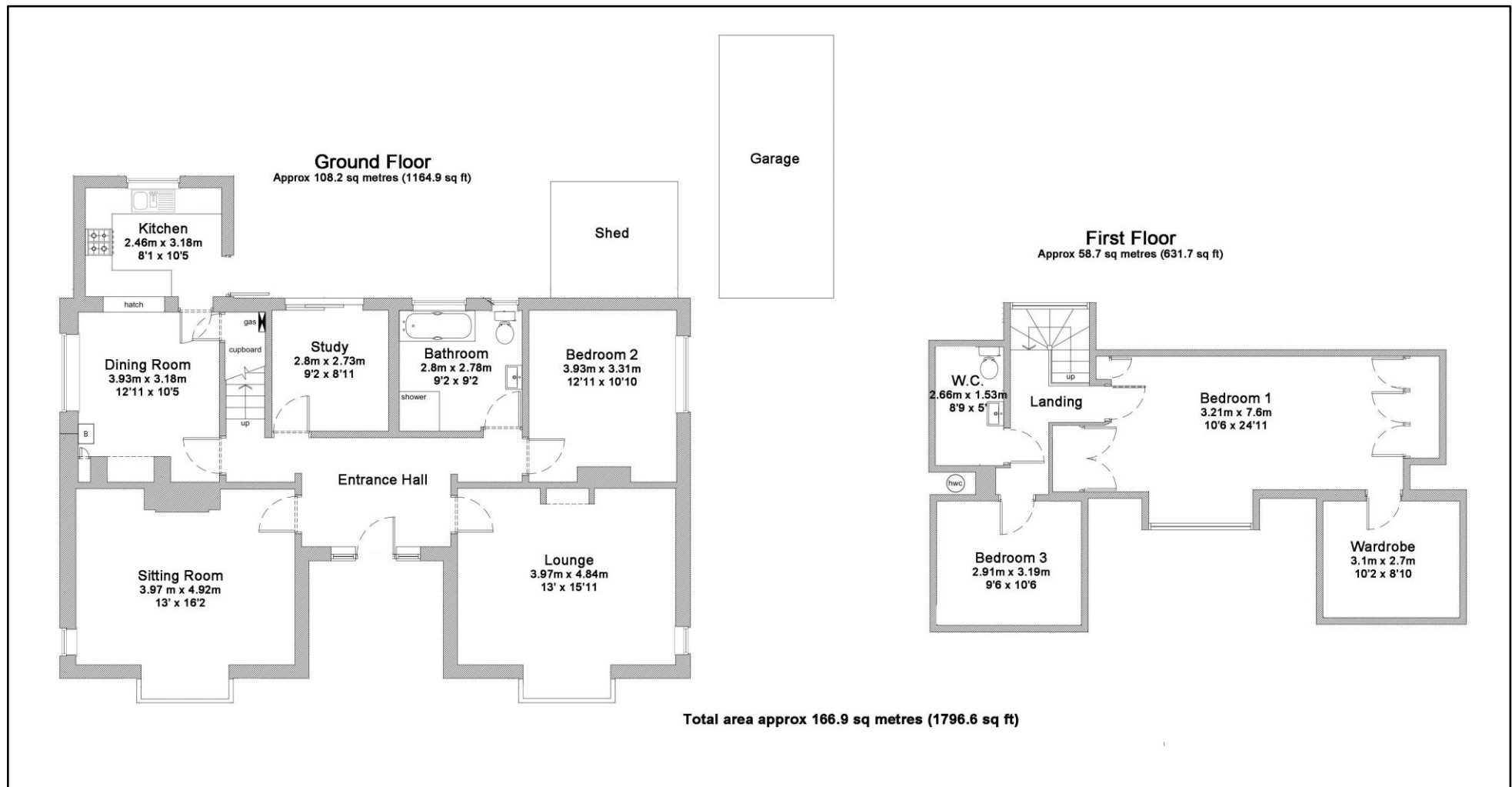
Extending to 0.43acres/0.174 Ha and with a gravelled drive and turning bay gently rising up the side of the garden to the parking and single garage at the side of the house. It runs alongside the front garden which has areas of level lawn with borders and planted banks and a broad gravelled terrace across the front of the house. The garden enjoys views over the Dartmoor countryside to Cawsand Beacon. A grassed area runs up the opposite side of the house from the driveway and leads to the extensively lawned back garden which has a gravelled terrace and fairly level lawn and good views to the rear across fields.

Note:

The property has the considerable benefit of a current planning permission from the Dartmoor National Park to improve and extend the property. It can be viewed on the Dartmoor National Park website and the number is 0008/24. Alternatively we may be able to email you copies.







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