

fowlers
properties



36 Mill Street
Chagford, Devon TQ13 8AR

£495,000 Freehold



The Property

Built in 1862, No 36 Mill Street is a three storey terraced home with high ceilings and spacious accommodation, double glazing to most windows and all mains services including gas fired central heating. The house is well presented with good natural light through the large windows and a generous sitting room with working fireplace, a big kitchen breakfast room, a large main bedroom with ensuite shower/bathroom, a further ensuite double bedroom and another two double bedrooms. The accommodation is flexible and one of the bedrooms is currently used as a first floor sitting room with a view across countryside to the moor and another is used as a large home office. Beneath the house is a shallow cellar. At the rear there is a paved courtyard for sitting out with space for an outside table and chairs. We strongly recommend viewing this home to properly appreciate all it has to offer.

Situation

36 Mill Street is located only two hundred paces from the bustling town square where there is a wide variety of day to day and specialist shops, four pubs and cafes. In the opposite direction there is nearby access to the common and to riverside and countryside walks. Chagford is a vibrant community with a primary school, pre-school and Montessori school, a Parish church, Roman Catholic church and chapel and surgeries for doctor, dentist and vet. The town has good sports facilities with football and cricket pitches, a bowling club, tennis club, skate park, children's playground and an open air swimming pool in the summertime. The A30 dual carriageway is only about 5 miles away and Exeter is approximately 20 miles.

Services

Mains gas, water, electricity and drainage.

Council tax band

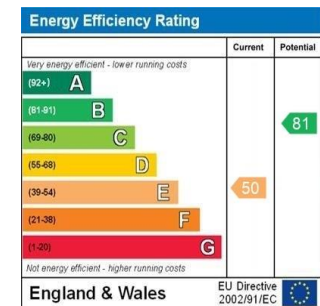
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Directions

From Fowlers front doors walk straight across The Square and into Mill Street. After about 175 metres the road splits and Mill Street continues at the right fork. No.36 is just a few paces into the fork on the left.



- A spacious Victorian terraced home built in 1862
- Courtyard garden
- Short walk to the town square
- Entrance vestibule and hall
- Sitting room with fireplace
- Large kitchen/dining room with rear porch
- Two ensuite double bedrooms
- Two further double bedrooms
- Double glazed to most windows and gas centrally heated
- A well presented family home



Entrance vestibule

The broad panelled front door leads into the vestibule which has one part ceramic tiled wall, a mat well, a wall mounted meter cupboard and wall light point and a part stained glass panelled door and upper panel to the hallway.

Hallway

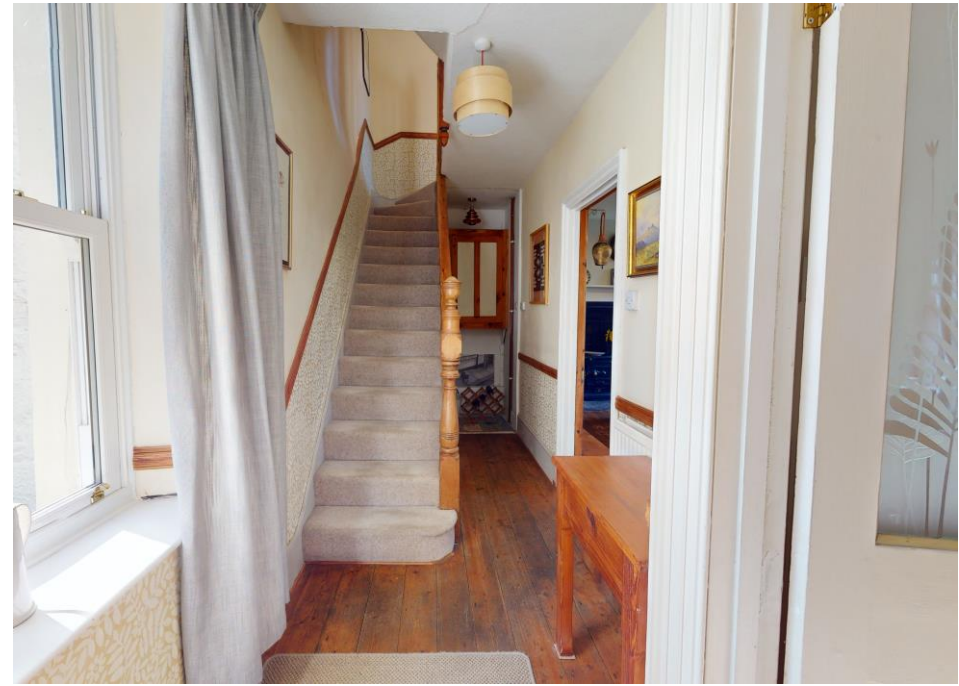
This is a bright hallway with a large upvc double glazed sash window to the side looking up the lane towards The Square. It has a high ceiling, two pendant light points, dado rails, a pine staircase to the first floor, a double panel radiator, a storage area and cupboards at the rear of the hall, pine panelled doors to the sitting room and kitchen diner and a glazed door to the understairs area where a hatch covers a short flight of steps down to the cellar.

Sitting room

A panelled door with etched glass leads from the hall into the generous sitting room which has a large wooden double glazed sash window to the front, a working fireplace with cast iron grate, tiled insets and wooden surround and mantel shelf. There is an arched recess with display shelving, picture rails, a ceiling rose and light point and a double panel radiator.

Kitchen/dining room

A lovely big room with high ceiling and two large upvc double glazed sash windows and a door to the rear porch. Set into the fireplace is an original, decommissioned Victorian range which is a fine feature and to either side are cupboards and shelves and the concealed space for an automatic washing machine. The floor is pine with plenty of space for a large dining table and chairs. The kitchen cabinets are built of pine with a thick pine worktop with shelves and lighting above, two glazed display cupboards and further stone, wood trimmed worktops incorporating a four ring gas hob with electric fan oven and grill below, a stainless steel one and a half bowl sink and brass mixer tap and space for an automatic dishwasher and under-counter fridge.





Rear porch

Part glazed with power and light, a vinyl floor and a door to the courtyard garden.

First floor

The staircase rises to the first floor with a dado rail running alongside, a pine balustrade, pendant light point, single panel radiator, upvc double glazed side window and pine panelled doors to all rooms.

Lounge/bedroom 4

This flexible double bedroom has been adapted to use as a lounge and has a upvc double glazed sash window with views over the edge of town to the moor. It has a TV point, a pine floor, picture rails, pendant light point and a single panel radiator.

Bedroom 1

A particularly large bedroom with space at one end for a sitting and dressing area. It has a large upvc double glazed bay window with sashes and timber cladding to the front and a matching upvc sash window to the side. Picture rails are fitted and there are two pendant light points and an original cast iron grate with tiled insets and wooden fireplace surround and painted mantel shelf. A double and a single panel radiator are fitted and a pine panelled door leads to the bath/shower room.



Bath/shower room

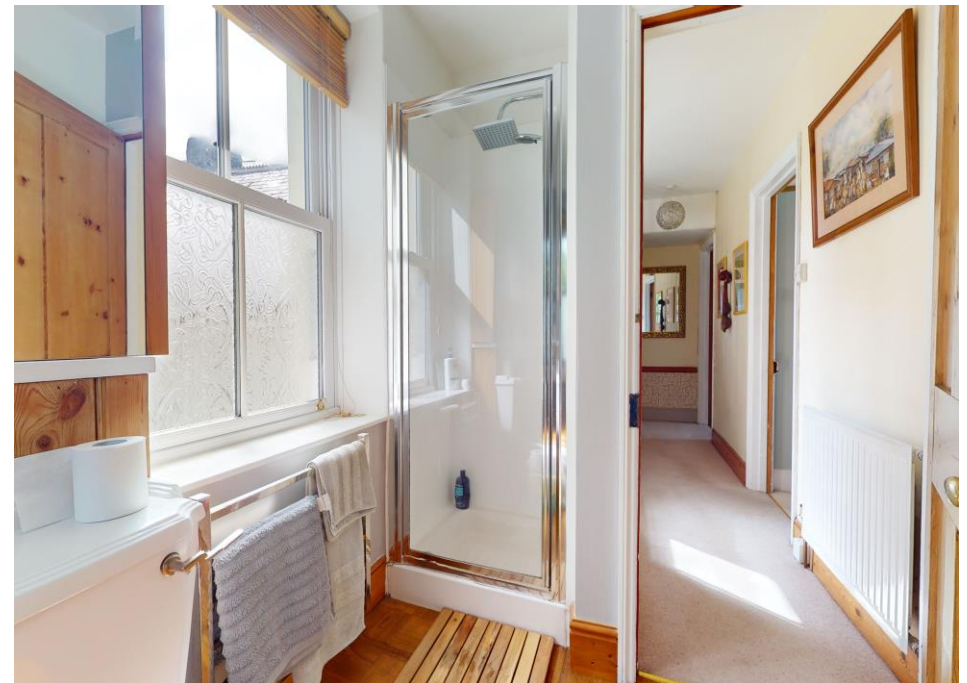
Doors lead into the bathroom from both the landing and bedroom 1 and there are two upvc double glazed sash windows. It is fitted with a white shower tray with glazed shower screen and fitted Triton T80 electric shower with both a rain shower head and shower wand. The suite is white and comprises a bath with painted timber clad side panel, pedestal wash hand basin and low level w.c. There is a ceiling light point, a wall light point and the floor is laid with Amtico vinyl tiling.

Second floor

A pine staircase leads up to the second floor landing and there are pine balusters and a balustrade and handrail, a velux ceiling mounted double glazed skylight and some light fixtures attached to the exposed roof truss. Panelled doors lead to all rooms.

Bedroom 2/office

This is a large space ideal as a bedroom but currently used as a dual office. It has two upvc double glazed multi paned windows, a velux double glazed skylight, exposed roof trusses and two single panel radiators. There are good views to the countryside.





Bedroom 3

A good size double room with a upvc double glazed multi paned window in the dormer, a painted timber floor, pendant light point, double panel radiator and a latched door to the ensuite bathroom.

Ensuite bathroom

A velux double glazed skylight provides plenty of natural light and there are two wall light points. The suite is white and comprises a bath with fitted mixer/shower taps, wash hand basin and low level w.c.. There are tiled splashbacks, some pine wainscoting, a single panel radiator and a vinyl floor.

Exterior

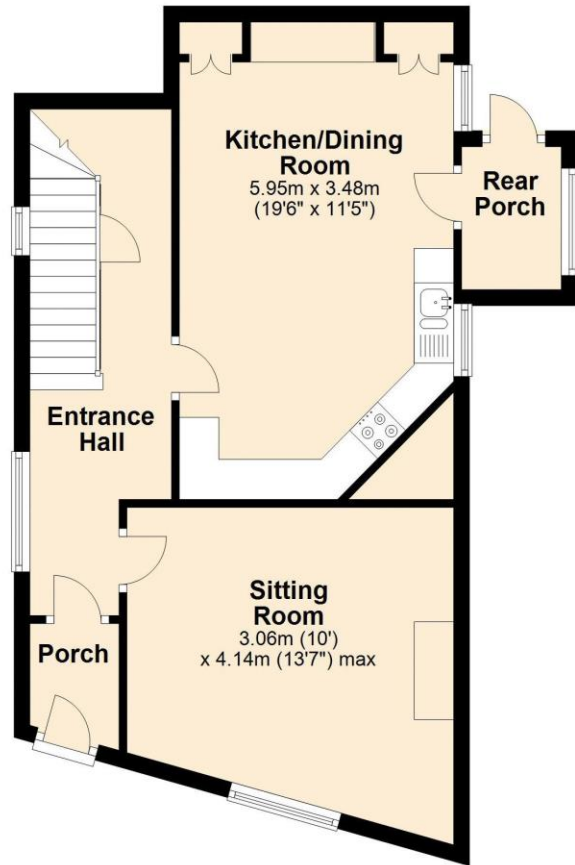
Courtyard garden

To the rear of the house is an enclosed courtyard garden which is paved and has some raised planters, a pergola and a small lockable tool shed. A pedestrian right of way for a neighbour is recorded on the title deeds and No.36 enjoys a right of way across a neighbour's garden to the lane.



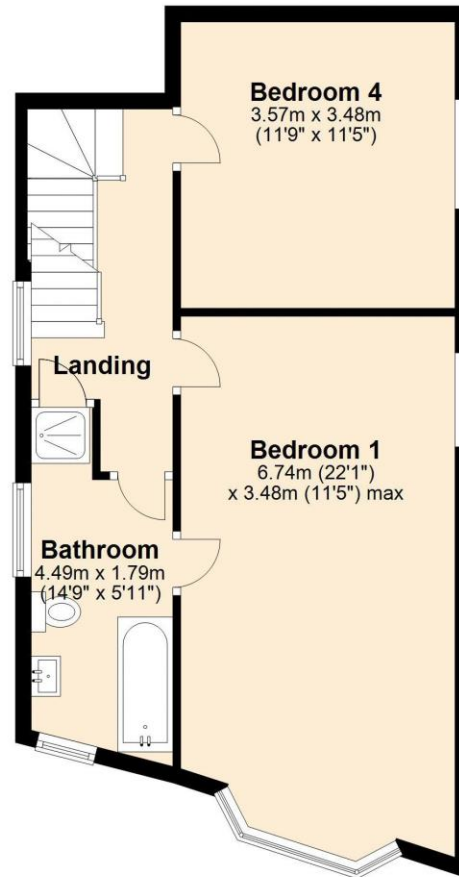
Ground Floor

Approx. 51.4 sq. metres (553.7 sq. feet)



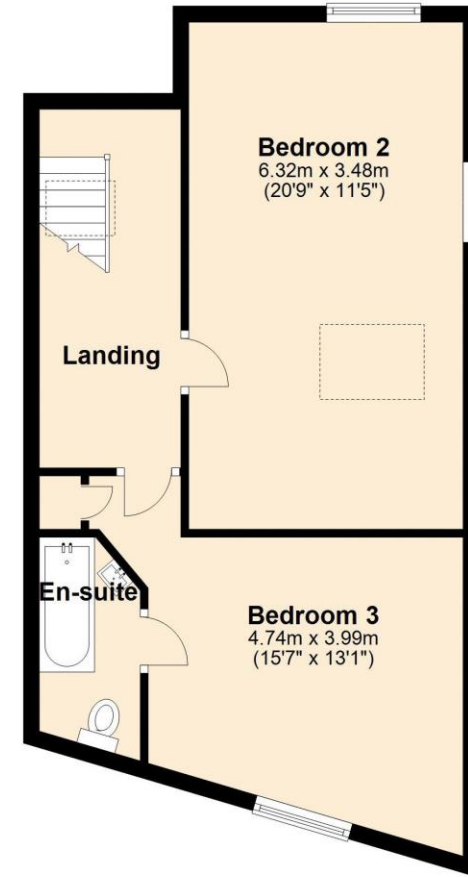
First Floor

Approx. 49.7 sq. metres (534.9 sq. feet)



Second Floor

Approx. 49.6 sq. metres (533.7 sq. feet)



Total area: approx. 150.7 sq. metres (1622.2 sq. feet)

VIEWING BY APPOINTMENT ONLY

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