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properties



Camellia Cottage

29 Lower Street, Chagford, Devon TQ13 8AZ

£210,000 Freehold



The Property

Camellia Cottage is a rare opportunity to acquire a cottage to refurbish in Chagford. It is located a short walk from the town square and sits back from the road behind its own cottage garden. The accommodation comprises a porch, living room, kitchen/breakfast room, double bedroom, landing, bathroom and an accessible attic space with two velux double glazed skylights. The property will almost certainly need rewiring, new kitchen units, bathroom and redecoration throughout, although it does have a new chimney, slate roof, flue and woodburner. Fowlers strongly recommend viewing.

Situation

Located in the centre of a terrace of homes set back behind their gardens at the lower part of Lower Street in Chagford. The bustling town square is only about 300 metres away where there is a wide variety of day to day and specialist shops, four pubs and cafes. Chagford has 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 is surrounded by countryside, riverside and moorland walks and has great sports facilities with a football and cricket pitch, a pavilion, tennis club, bowling club, a skate park, play 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 gas, water, electricity and drainage.

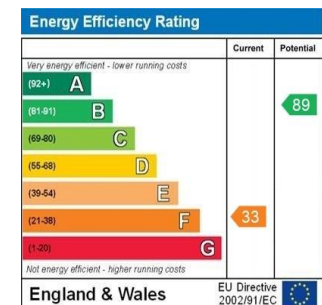
Council tax band

Band B

Directions

On foot: Leave Fowlers office and turn right out of our double doors. Walk down The Square passing the delicatessen and gallery and the Old Forge Cafe, after which you will enter Southcombe Street and then at the next right hand bend the road becomes Lower Street. Walk down Lower Street and just after the 'pinch-point' on the right is a cast iron gate which leads to two cottages. The right hand cottage, which is painted green, is No.29.

- An opportunity to acquire a cottage for refurbishment
- New roof, rebuilt chimney and new flue and woodburner
- Small front garden
- Gas supply to the cottage and all mains services
- Entrance porch
- Living room with fireplace and wood burning stove
- Kitchen/breakfast room
- Landing and bathroom
- Double bedroom
- Accessible attic space



Entrance porch

A part multi paned door leads in to the porch which has a pitched roof, a glazed side panel, a light, shelving and space for some coats and wellies. A timber door leads into the living room.

Living room

A multi paned double casement window looks out to the front garden and has a window seat and there is a recessed fireplace with a quite recently fitted wood burner on a slate hearth, a new flue and a new chimney stack. There is painted wainscoting, recessed shelving, a fitted night storage heater, a wall mounted electrics cupboard with meters and old style fuse box, a latched door to the staircase and a painted door to the kitchen/breakfast room.

Kitchen/breakfast room

Just inside the doorway to the kitchen/breakfast room is an understairs cupboard. The kitchen has a single drainer stainless steel sink set in a hardwood work surface and there is space for a fridge/freezer, washing machine and cooker. A ceiling mounted spotlight fixture is fitted. A rear door and window lead out to a shared passage at the rear which leads to the exterior.

First floor landing

At the top of the stairs is a large landing where there is a wall mounted gas fired hot water boiler, a ladder to the attic area, a multi paned rear window, some book shelving and a door to the bathroom.

Bedroom

This room has an original cast iron fireplace and grate, a multi paned window, a built in closet with hanging rail, night storage heater and a pendant light point.

Bathroom

Fitted with a white suite of pressed steel bath with chromed taps, a porcelain basin set on chromed legs and a low level w.c. A glass toiletry shelf is fitted, a wall mounted chromed towel rail and an infra red heater, central ceiling point and there is a multi paned rear window.

Attic space

A steep fixed ladder leads up to a pinewood landing with an oak balustrade and shelving, an exposed roof truss and granite chimney masonry and there are plenty of power points and two large velux double glazed skylights in the rear roof elevation.

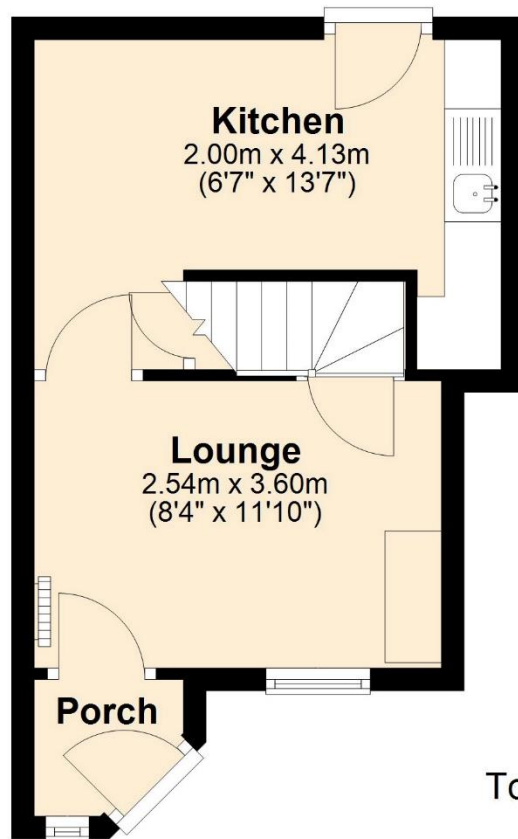
Garden

The front boundary comprises a chest height granite wall with a shared gate into the garden area which has a tree that needs to be pruned. A path leads to the front porch.



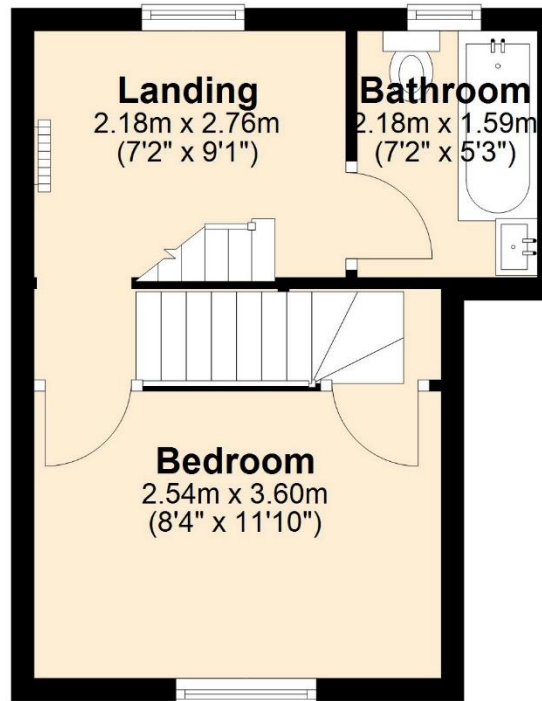
Ground Floor

Approx. 23.0 sq. metres (247.5 sq. feet)



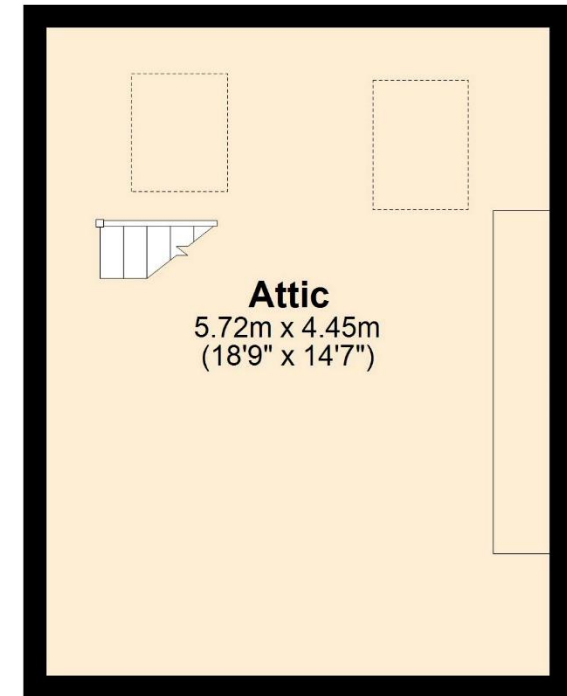
First Floor

Approx. 22.5 sq. metres (241.8 sq. feet)



Second Floor

Approx. 25.5 sq. metres (274.3 sq. feet)



Total area: approx. 70.9 sq. metres (763.6 sq. feet)

VIEWING BY APPOINTMENT ONLY

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