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properties



Bluebell Cottage

9 Lower Street, Chagford, Devon TQ13 8AZ

£395,000 Freehold



The Property

Bluebell Cottage, which is a Grade II Listed property, is full of character and charm. It is in excellent condition throughout and is gas centrally heated and double glazed to all bar one window. It has a sunny south facing garden and a patio. The property has a thatched roof which is in good condition and a recently fitted replacement front door and front windows. The ground floor accommodation comprises a living room with slate floor, granite fireplace and wood burner with bressumer beam over. The kitchen has white granite worktops, and there is a bright dining/sun room. Upstairs there is a bathroom, a double bedroom and a twin room. Most rooms have fitted plantation shutters. The garden is elevated and catches plenty of sun through the day and evening. This cottage has considerable holiday rental potential if needed and has been a lovely second home for the present owner. Fowlers strongly recommend viewing.

Situation

Bluebell Cottage is conveniently sited just 150 metres from Chagford's bustling town square and just a short walk to the outskirts of town and countryside walks. Chagford has a wide variety of day to day and specialist shops, four pubs, cafes and restaurant, a library and surgeries for doctor, dentist and vets. It has good sports facilities with a football and cricket pitch, a pavilion, tennis club, bowling club, a skate park and a children's playground. There is a Primary school, pre-school and a Montessori school. The town is surrounded by countryside, riverside and moorland walks, the A30 dual carriageway is about 5 miles away and Exeter is approximately 20 miles.

Services

Mains gas, electricity, water and drainage.

Council tax band

It is Band B

Directions

From Fowlers double doors turn right and walk down The Square passing the delicatessen, and bookshop and entering Southcombe Street. At the right hand bend the road becomes Lower Street and Bluebell Cottage is just about 25 paces along the road on the right.

Entrance

A recently fitted wood multi locking door leads into the living room.

Living room

This is a delightful room with character features including a large granite fireplace with slate hearth, wood burner and lined flue, a slate floor, a double glazed window with window seat and shutters, a built in cupboard and shelving to one side of the fireplace and a latched door to the staircase on the other side. There is a central ceiling light point, a double panel radiator and a doorway to the kitchen.

- An attractive stone built, thatched cottage in very good order
- Sunny rear garden
- Double glazed to most windows
- Mains gas fired central heating
- Character living room with wood burning stove
- Smart kitchen with stone worktops
- Spacious dining/sun room
- Two bedrooms
- Bathroom with claw foot bath
- Lovely cottage with holiday letting potential

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Kitchen

The kitchen is well laid out and has a slate floor and base cabinets with white granite work surfaces and splashbacks, a Belfast sink with a mixer tap below the rear window which has a slate sill and a view to the garden, a fitted oak shelf and space for a cooker, fridge/freezer, dishwasher and washing machine. There are exposed structural ceiling timbers, ceiling light point, double panel radiator and a latched pine door to the dining/sun room.

Dining/sun room

A super space with double glazed windows to the rear wall and double glazed double doors to the Bert and May tiled exterior terrace. There are granite walls, double glazed roof skylights, two pendant light points, ample power points and a double panel radiator.

First floor landing

The landing has a fitted fold-away stairgate, latched pine doors to all rooms and a hatch to the loft void.

Bathroom

The bathroom is fitted with a cast iron claw foot bath, pedestal wash hand basin, low level w.c., a single glazed rear window with slate sill, pine floor and a chromed, plumbed heated towel rail.

Bedroom 1

A front facing double bedroom with a double glazed window and window seat, an oak floor, pendant light point, TV point, double panel radiator and a recess alongside the chimney breast for a slim wardrobe.

Bedroom 2

A rear facing twin room looking across the garden through a double glazed window with plantation shutters. It has an oak floor, space for two single beds, pendant light point and a double panel radiator.

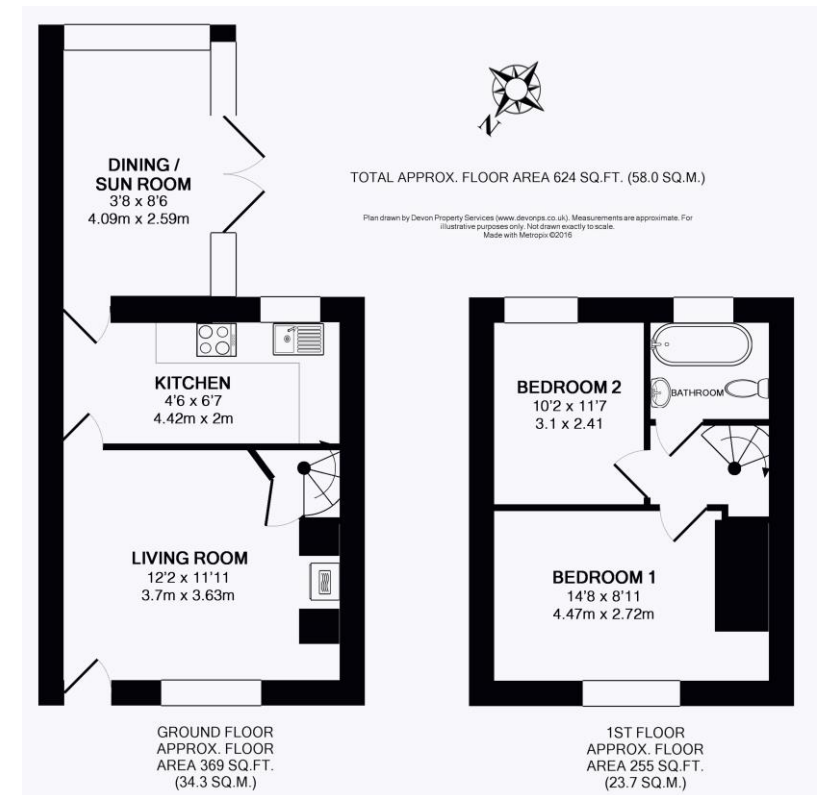
Exterior

Tiled patio

Measuring 13'1 x 8'/3.99m x 2.44m, this tiled patio is a sheltered area at ground level at the immediate rear of the cottage. It has granite steps that lead up to the main garden.

Main garden

This is a sunny rear garden with a south and western aspect and being elevated it enjoys sunshine into the evening in the summertime. It is mostly laid to grass and has well stocked borders and a large shed for garden equipment and garden chairs.





VIEWING BY APPOINTMENT ONLY

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