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properties

## Millbrook Cottage

15 Mill Street, Chagford, Devon TQ13 8AW

**£399,000** Freehold





### The Property

Millbrook Cottage is a stone built cottage in a quiet setting but close to the town square. It has been carefully restyled and altered to offer very attractive accommodation with a double bedroom and ensuite shower room on each floor, a spacious kitchen/dining room with large granite fireplace and wood burner and adjoining utility room and a big, bright first floor, split level sitting room with some views over the edge of town to the moor. It is in excellent decorative condition and is gas centrally heated to radiators. Located just twenty five paces away is the single garage. This charming home must be seen to be appreciated properly and Fowlers strongly recommend viewing.

### Situation

Millbrook Cottage is set off the public highway on a private driveway in a quiet spot only about 200 metres from the bustling town square in the ancient Stannary town of Chagford. The Square has a good variety of day to day and specialist shops, cafes and four pubs. There is a Parish church, Roman catholic church and chapel, surgeries for doctor, dentist and vet, a library, a Primary school, pre-school and Montessori. The town is surrounded by countryside, riverside and moorland walks and there are good sports facilities with a football and cricket pitch and a superb pavilion, bowling club, tennis club, skate park and children's playground. The A30 dual carriageway is about 5 miles away and Exeter is about 20 miles.

### Services

Mains gas, water, electricity and drainage.

**Council tax band** Band D

### Directions

From Fowlers double doors walk to the top of The Square and turn right into Mill Street. After about 150 metres on the left you will see a private driveway next to the bowling club. Take the private driveway which bears to the right and just after the right hand bend you will see a wooden porch which is the entrance to Millbrook Cottage.

### Entrance porch

A wooden stable door leads into the timber framed porch which has two windows and a clear corrugated roof, an exterior light, a clay tiled floor and a broad, part glazed, panelled front door.

### Kitchen/dining room

This is a big room with a slate tiled floor throughout. The dining area is at the front of the cottage where there is a large granite fireplace with a slate hearth and fitted wood burning stove, a built in cupboard and shelving, a large sash window and plenty of space for a large dining table and some easy chairs. There is a double panel radiator in both the dining and kitchen areas. The kitchen has four windows and has been refitted in a smart, contemporary style with a range of base cabinets finished in a hardwood with tiled splashbacks and stone worktops that incorporate drainer channels adjacent to an inset stainless steel sink with mixer tap, a four burner gas hob with extractor hood and lighting, a fan oven and grill, fridge/freezer and built in cupboards, concealed drawers, a recycling cupboard and a spice rack. The room has two pendant light points, five downlighters, panelled doors to the utility/laundry and main stairwell and a short flight of steps that rise to the ground floor bedroom.

- **A freshly altered and restyled cottage home in a quiet setting**
- **Single garage close by**
- **Mains gas central heating**
- **Entrance porch**
- **Large kitchen/dining room with fireplace and wood burner**
- **Utility room/laundry**
- **Ground floor double bedroom with ensuite shower room**
- **Big, bright open plan first floor living room with some views**
- **First floor double bedroom with ensuite shower room**
- **Just a short walk to the town square**

### Ground floor bedroom/study

This room has a painted floor, a built in cupboard and shelving and a large backlit display recess with a TV point. There is a sash window, two wall light points, eight power points, a double panel radiator and a panelled door to the ensuite shower room.

### Ground floor ensuite shower room

Recently refitted, the shower is fully tiled to ceiling height and is fitted with a glazed and sliding shower screen, a built in thermostatic shower with rain shower head and shower wand. The room has a ceramic tiled floor, a wall mounted wash hand basin and low level w.c., black finished controls and trim, three LED downlighters, extractor fan and a plumbed heated towel rail.

### Utility/laundry

This is a slate floored room with two multi paned windows, a double panel radiator, extractor fan, and base and wall cabinets fitted with a single drainer stainless steel sink and twin taps, space for a washing machine and a tall cupboard concealing the mains gas fired central heating boiler.

### Stairwell lobby

A sliding door leads from the kitchen/dining room to this lobby which has the staircase to the first floor. The staircase is top light by a large velux skylight, has a pendant light point and an understairs storage area.

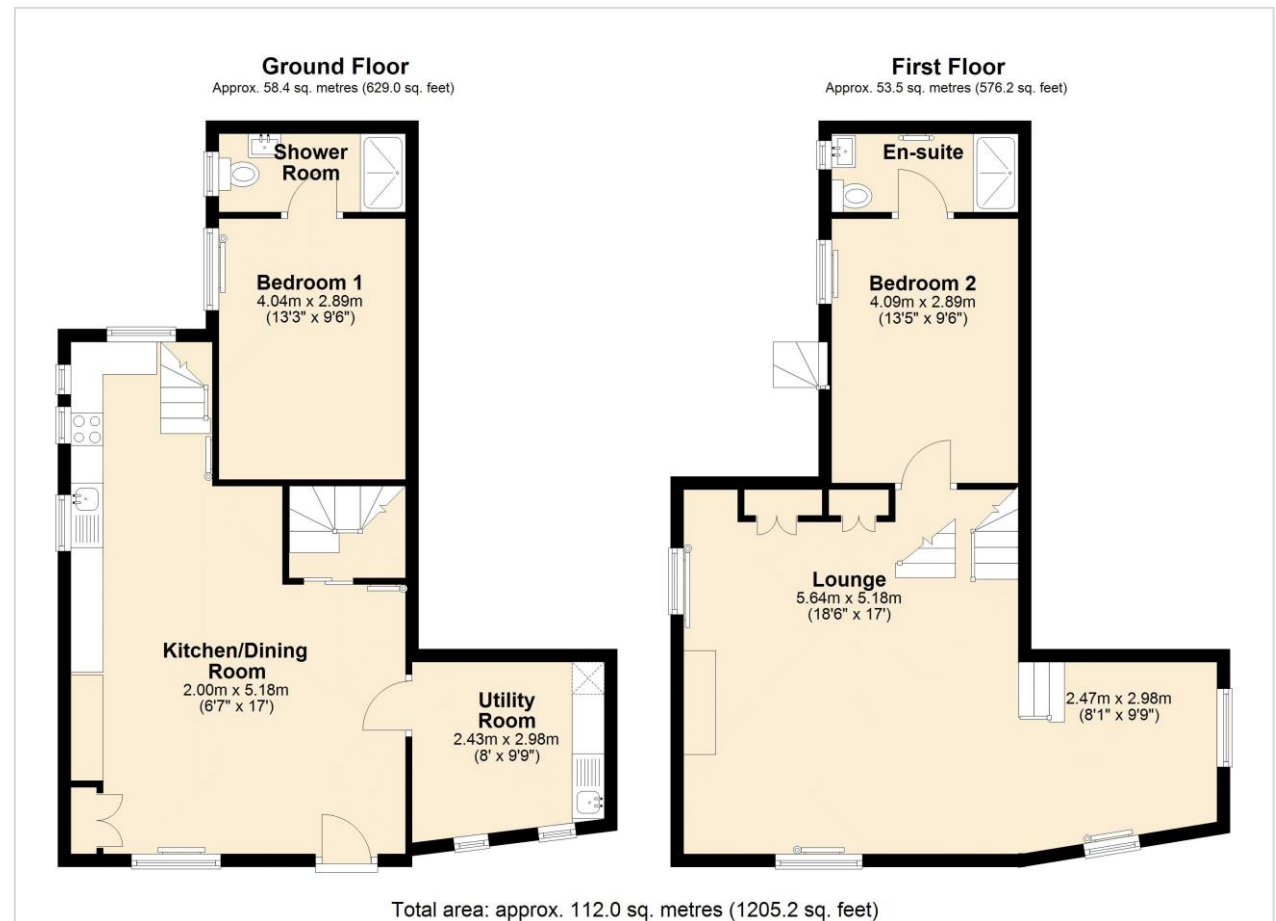
### First floor

### Open plan living room

The staircase rise into this big airy and bright split level room which has a white balustrade surrounding the staircase, a triple aspect with four large windows, a bank of tall closets with hanging space, integral shelving and drawers, a brick fireplace with cast iron cottage grate and slate surround and mantel shelf, a painted timber floor and a short flight of steps to a lower reading area with fitted shelves and plinth and a view over the bowling green and edge of town to the moor. There are two pendant light points, seven LED downlighters and a hatch to the large, insulated loft void.

### First floor bedroom

This room has a painted floor, a side facing sash window, a fitted bookshelf above a painted panelled wall, pendant light point, double panel radiator and a panelled door to the ensuite shower room.



### First floor ensuite shower room

The refitted shower room has black trim and fittings and a fully tiled shower with glazed shower screen and door and built in thermostatic shower with rain shower head and shower wand, a downlighter and extractor fan. The floor is ceramic tiled and there is a wall mounted wash hand basin with mixer tap, a low level w.c., a plumbed heated towel rail and a fitted wall mounted medicine cabinet. A side facing window provides natural lighting and there is a ceiling light point.

### Garage

About 25 paces from the cottage is a concrete pre fabricated single garage with a metal up and over door. It does not have power and light.





### VIEWING BY APPOINTMENT ONLY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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