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properties

**Hoopers**

Chagford, Devon TQ13 8JH

**Guide Price £995,000 Freehold**





### The Property

Hoopers is a quality, award winning conversion of a Dartmoor granite barn building completed about 25 years ago and finished and maintained to an excellent standard. This stylish home has full double glazing and oil fired central heating and a built in air circulation and heat recovery system throughout the building. The house has a large ground floor entrance hall with a stunning curving staircase to the upper ground floor open plan living areas which comprise a sitting and dining area with direct access to the beautiful gardens. The kitchen is behind a screen at one end of the open plan area and the utility room and a w.c. are adjacent to it. The bedrooms are all on the lower ground floor where the entrance hall is located and they comprise a large main bedroom with wardrobes and ensuite bathroom, a second good double and a third smaller double room, both of which have built in wardrobes. There is a cloakroom and shower room as well. The gardens are beautifully landscaped with artful curving banks and extensive lawns, granite features and, at various levels, patios and a sunken garden with raised planters. The property has a single parking bay and separate double parking bay leading to the double garage which has a first floor store/garden office with direct access to the garden. The landscape architect designed garden faces in a south westerly direction, gets plenty of sunshine and enjoys glorious views to the surrounding Dartmoor countryside. Fowlers absolutely recommend viewing to properly appreciate this lovely home.

### Situation

Yellam is located in beautiful Dartmoor countryside just 1.4 miles by road from the bustle of The Square in the ancient Stannary town of Chagford. Yellam is a peaceful spot and has footpath access directly to Weeke Down and Nattadon Hill and beyond that to the moor. Nearby Chagford has a wide variety of day to day and specialist shops, four pubs, cafes and restaurant and a number of clubs and societies. There is a Primary school, pre-school and Montessori, a library, Parish church, Roman Catholic church and chapel and surgeries for doctor, dentist and vet. Sports facilities are excellent with a football and cricket pitch, a bowling club, tennis club and an open air swimming pool in the summertime. Nearby are the renowned Gidleigh Park and Bovey Castle hotels. The A30 dual carriageway is about 5 miles away and Exeter is approximately 16 miles along the B3212 route.

### Services

Mains electricity, septic tank drainage, private water supply. Oil by private contract.

**Council tax band** Band G

### Directions

From Fowlers go to the top of The Square and turn left into High Street. Drive to the edge of the churchyard and bear left and then immediately turn left into Westcott Lane. Follow the lane without deviation for approximately 1.3 miles and you will first pass through Great Weeke and then arrive at Yellam. Once in Yellam you will see a barn in front of you with a Post Box in its wall. This is Hoopers. Turn right onto the drive and about 50 metres along on the left is the parking bay in front of the double garage.

- A detached high quality award winning conversion of a Dartmoor granite barn
- Beautifully landscaped plot of 0.64 acres
- Well planned and very well appointed accommodation
- Spacious ground floor entrance hall
- Large open plan living areas with views and direct garden access
- Hand built oak fitted kitchen and separate adjacent utility room
- Main bedroom with ensuite bathroom
- Two further double bedrooms and shower room
- Fully double glazed and with built-in air circulation and heat recovery system
- Three parking spaces plus granite store/garden office with double garage beneath

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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

### Entrance

A broad opening at street level to the front of Hoopers has granite steps with handrails that rise to the recessed painted wooden double glazed double front doors which mimic the original barn doors. Most visitors access the house by the steps from Hooper's parking bay at the western side of the property.

### Lower ground floor hallway

This bright ground floor hallway has broad double glazed double doors and natural lighting through a large panel of double glazed skylights mounted above. The floor is ceramic tiled and there are two double panel radiators, six LED downlighters and two wall light sconces, built in solid pine closets for storage, a large walk in cloakroom for coats, an understairs store and two smaller storage cupboards. All of the pine doors have stainless steel handles. The beautiful feature curving staircase has steel handrails, built in tread lighting and oak treads, and it leads to the upper ground floor living areas.

### Shower room/w.c.

A smart shower room with an exposed painted granite feature wall with concealed lighting behind an oak pelmet above a deep shelf which has an adjacent built-in oak toiletry cupboard and an oak mounted wash hand basin with shaver point and a concealed cistern for the low level w.c. The shower is oversize with fully tiled walls and a built in thermostatic shower, downlighter and a glazed screen door.

### Main bedroom

Just inside the door is a range of built in solid pine wardrobes and a short corridor which passes the ensuite bathroom into the generous bedroom. A pair of pine double glazed double doors mimic the original barn doors and there is a double glazed side window, four wall light points and a double panel radiator.







### **Ensuite bathroom**

A smart bathroom with one painted granite feature wall, a deep tub with oak side panelling and a pair of chrome taps, an oak panelled segment with a wash hand basin and adjacent shaver point and a concealed cistern for the low level w.c. A full width mirror is fitted with feature lighting above concealed by an oak pelmet, a heated electric towel rail is wall mounted, there a tall built in oak toiletry cupboard and shelving.

### **Bedroom 3**

A double room with a broad double glazed timber window looking out to the front, two wall light points, a partly exposed painted granite wall, a built in single wardrobe with shelf and hanging space, a double panel radiator, TV point and two wall light points.

### **Bedroom 2**

This double room has one exposed painted granite wall, a whole wall of built in wardrobes with hanging rails and shelving, two wall light points, an air circulation vent and a double panel radiator. A double glazed window looks to the front of the property.





## Upper ground floor

This is at the garden level with doors at either end to the gardens.

### Living space

The feature curving staircase from the lower ground floor winds up to this airy space which has an oak capped balustrade that runs around the whole stairwell and a large double glazed fixed skylight window above for excellent natural light. This large room has exposed light oak roof trusses and structural timbers and wall top pelmets concealing feature up-lighting. There are wall light sconces throughout the living area and ample power points. The stairwell and balustrade divide the sitting and dining areas and these are connected by a short walkway about 10' (3.04m) long with a double glazed window and a double panel radiator. Sitting area 32'1" x 16'4" (9.77m x 4.97m) This is a bright space with a reclaimed pine floor and a large triple glazed picture window in the gable end wall with a view over the Dartmoor countryside, a double glazed door to the patio and garden and five other double glazed windows. There is a raised slate plinth with a wood burning stove and an insulated flue stack, two double panel radiators and a TV point. Dining area 16'4" x 12' (4.97m x 3.65m) The dining area is floored in reclaimed pine and there is a double panel radiator and a double glazed window looking out to the garden. A screen separates the kitchen from the living area and there are openings for access to either side of the screen.







### Kitchen

The kitchen is concealed from the living area and has a pine floor, exposed light oak roof trusses and structural timbers, wall top feature up-lighting and two wall light points. The kitchen cabinets are hand built of oak with matching worktops and handles and shelving with concealed lighting and worktop lights as well. There is open shelving for crockery and glasses and a built in larder cupboard. A Siemens halogen hob is fitted with a circulator hood and light above and an eye-level Neff double oven with grill. Above the kitchen are two double glazed skylights for natural lighting, and to the rear is a lobby with double glazed windows, a multi locking stable door to the garden and a door to the utility room.

### Utility room

This room is fitted with base and wall cabinets with a work surface and a single drainer stainless steel sink with mixer tap. The Worcester oil fired central heating boiler is floor mounted and there are open shelves for storage. The floor is pine, there are three LED downlighters and a vent for the air circulation and heat recovery system which is concealed in the loft above this room. A door leads to the w.c.

### W.C.

Fitted with a low level w.c. with concealed cistern, fitted shelving, a single panel radiator, a downlighter and a small double glazed window.





## Exterior

The extensive gardens have been beautifully designed by a landscape architect and have a host of granite walls and features and many different areas of the garden from which to enjoy views of both the garden and the surrounding Dartmoor countryside. A brick paved pathway leads to the upper level store which is at garden level with a large brick paved patio in front and the double garage beneath. There is a level lawn with a granite retaining wall and steps to a grassed walkway that runs across the garden passing the sunken garden with its raised planters and patio and leads to the artfully installed curving grassed banks and elevated level area ideal for seating. Dotted around the gardens are a number of fruit trees and areas for benches and seats and there is a deep Devon bank to the upper boundary which is wide enough to walk on.

## Garden store/office

This garden store is clad in granite beneath a slate roof and is the independent upper storey above the garage. It has large pine double doors and dry storage on a concrete floor. The roof rises into the open eaves with a steel frame and there is power and two wall light points and top of the wall uplighters.

## Garage

This double garage has big pine double doors, a concrete floor, power and fluorescent lighting and the water treatment plant.







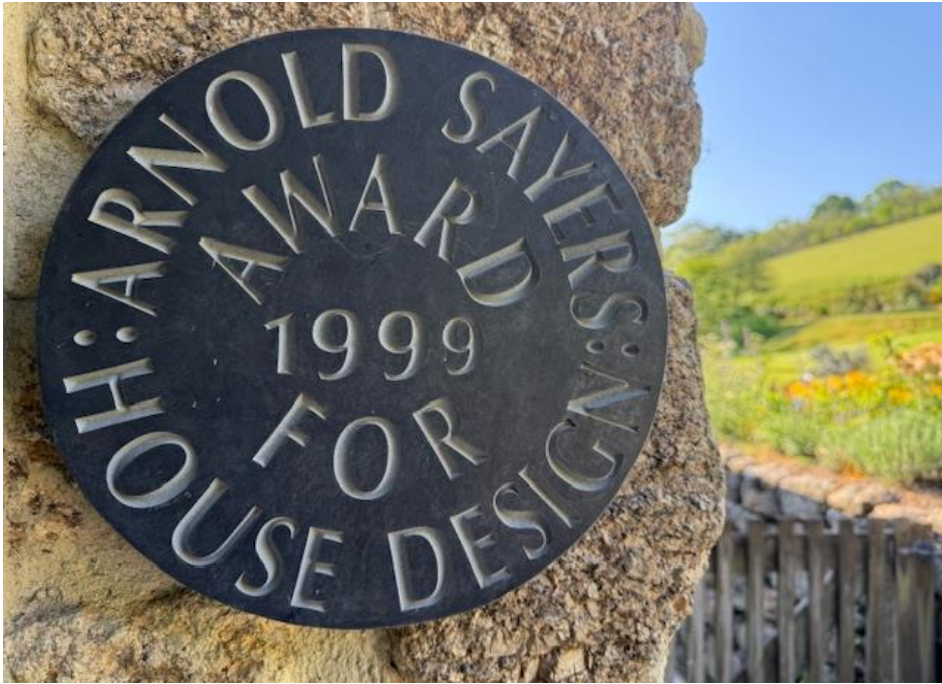




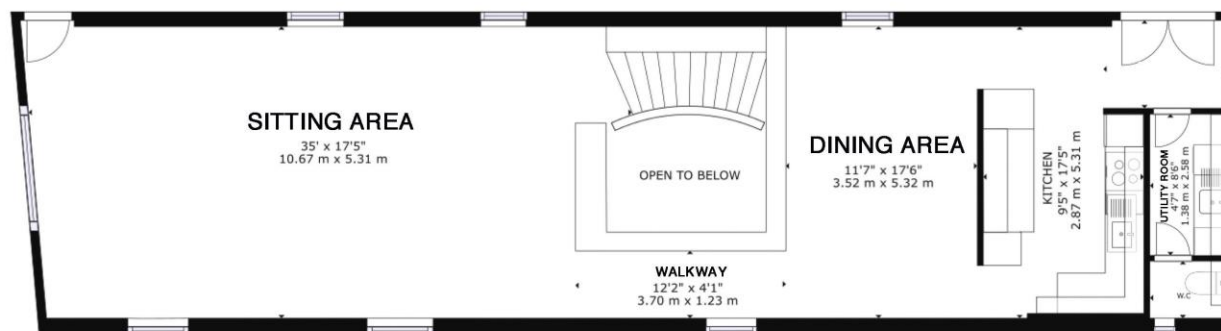












UPPER GROUND FLOOR



LOWER GROUND FLOOR

GROSS INTERNAL AREA  
FLOOR 1: 1042 sq ft, 96.8 m<sup>2</sup>, FLOOR 2: 1224 sq ft, 113.7 m<sup>2</sup>  
TOTAL: 2266 sq ft, 210.5 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

### VIEWING BY APPOINTMENT ONLY

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