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properties

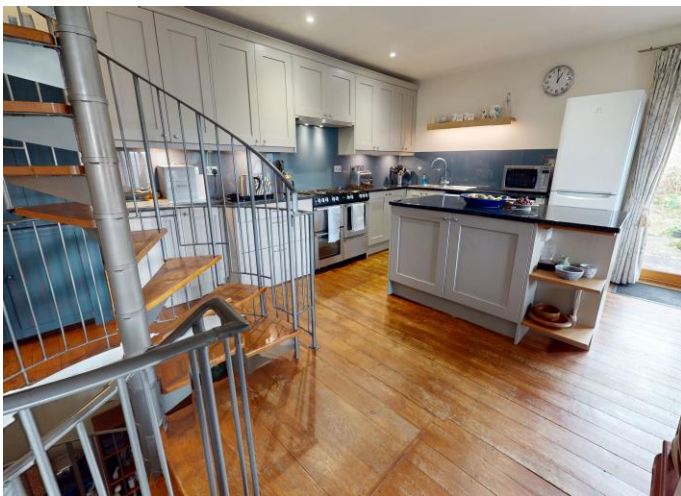


## Millaton House

2 Manor Road, Chagford, Devon TQ13 8AS

**£895,000** Freehold





### The Property

Millaton House is a substantial granite home built over 200 years ago and steeped in local history. It is just a short walk to the town square yet provides great views across the edge of Chagford and the Dartmoor countryside. It has the considerable benefit of external parking for 2/3 cars plus an enormous double garage and workshop. This spacious house is on three levels with excellent entertaining and family space. The ground floor accommodation includes two double bedrooms, bathroom, a study, and a large well-appointed open plan kitchen/dining room and living room. A double-height spiral staircase rises to two bedrooms and a shower room and descends to a self-contained annexe which also has a separate external access. A conventional oak staircase from the hall at the front of the house leads up to a big, airy sitting room with a vaulted ceiling and views across the moor. This lovely home has high ceilings, a great ambience, masses of space and it must be seen to be appreciated. Fowlers very strongly recommend viewing.

### Situation

Millaton House is located only about 250 metres from the bustling town square in the ancient Stannary town of Chagford in the Dartmoor National Park. Its elevated position affords superb views across the edge of Chagford to the surrounding countryside and moor including to Kestor. Chagford offers a wide variety of day to day and specialist shops, four pubs, cafes, a library, surgeries for doctor, dentist and vet and a Primary school, pre school and Montessori. Sports facilities include a football and cricket pitch and pavilion, a bowling club, tennis club, skate park, play park and an open air swimming pool in the summertime. The town is surrounded by countryside, riverside and moorland walks. The A30 dual carriageway is only 5 miles away and Exeter is approximately 20 miles.

### Services

Mains gas, water, electricity and drainage.

### Council tax band

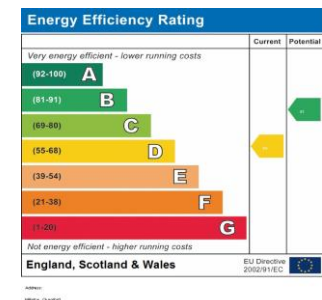
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### Directions

What3Words : trail.uptake.norms

From Fowlers front doors walk straight across The Square and into Mill Street. Follow Mill Street to the junction and bear left into Manor Road. About 30 metres along the road on the left is a gated pedestrian entrance. Walk in and take the right hand path to the front door of Millaton House. If you take a car, the private driveway is just to the left past the pedestrian entrance and the parking area is to the right having turned into the driveway.

- A substantial 3300 sq ft granite home built over 200 years ago
- Beautiful views to the moor and countryside
- Just a short walk to the town square
- Parking for three cars plus a large integral double garage
- Two large reception rooms and a study
- Spacious kitchen/dining room and double doors to the garden
- Three double and one single bedroom
- Shower room and bathroom
- Mains gas centrally heated and double glazed to all windows
- Interconnecting lower ground floor one bedroom annexe and shower room





### Entrance

A recessed porch with panelled returns leads to the broad part glazed panelled front door.

### Vestibule

Pine floored with a fully glazed internal door to the hall and space for a bench, coats and boots.

### Hall

This corridor hall leads to two bedrooms, the study, a staircase to the first floor sitting room, the bathroom and the living room. It has a pendant light point, a large double panel radiator and a door to the airing cupboard which has a hot water cylinder and immersion heater.

### Study

The study is pine floored with a wooden double glazed front window and a deep sill, a pendant light point and a latched door to a walk-in laundry cupboard and understairs storage space which has plumbing, lighting and a vinyl floor.

### Bedroom 1

A bright front facing double aspect room with three wooden double glazed windows and deep sills, a pendant light point and double panel radiator.

### Bedroom 2

A spacious side facing double room with a broad wooden double glazed window, a pendant light point, a built in double wardrobe and top cupboards and a double panel radiator.







### Bathroom

This bathroom is fitted with a slate tiled floor, a white suite comprising a pressed steel bath with full tiling to ceiling height and shower/mixer taps. There is a low level w.c., a pedestal wash hand basin with tiled splashbacks, a single panel radiator, a ceiling light and a wooden double glazed obscure window with a slate sill.

### Living room

A very generous room with two windows looking out to the view over the edge of town, a Minster fireplace with a fitted 8KW wood burning stove on a slate hearth, six wall light points, a pine floor, an opening through past the spiral staircase to the kitchen/dining room and a further pair of oak double doors to aid accessibility during parties. There are plenty of power points, two cast iron radiators and a TV point. A latched door leads to a walk in closet where the main Heatrae Sadia hot water cylinder is located and some further storage space.

### Kitchen/dining room

The kitchen is fitted with an extensive range of base and wall cabinets with plenty of drawers and cupboards and top lit granite work surfaces which have a fitted single drainer stainless steel sink with a mixer tap. There is a large island unit, also with a granite work surface, and built in drawers, cupboards and display shelving. There is a wide fitted stainless steel extractor hood and lighting and space for a gas fired range, under counter fridge, dishwasher and an upright freestanding fridge freezer. The dining area and kitchen have a pine floor, a wooden double glazed side window with a view to countryside and oak bi-fold doors to the garden with a view to Meldon Hill to the south. In one corner of the dining area is a recessed display niche and there are two cast iron radiators and a pendant light above the dining space.



### First floor landing

The steel spiral staircase has oak treads and rises to a part oak floored and part carpeted landing with a steel balustrade and panelled doors to two bedrooms. A velux double glazed skylight sits above the spiral staircase.

### Bedroom 3

A double room with a south facing wooden double glazed window looking across the garden to Meldon Hill, plus a ceiling mounted velux double glazed window. There are three wall light points, a single panel radiator, a built in single closet with hanging rail, a door that leads directly into bedroom 4 and access to an insulated eaves storage space.

### Bedroom 4

This bright room is currently used as a dressing room and has two heritage double glazed skylights, a range of fitted wardrobes with hanging rails and shelving, a double panel radiator and a door to the ensuite shower room.

### Ensuite shower room

A smart shower room with a velux double glazed skylight, an extractor fan, a ceiling light, a double panel radiator and a plumbed chromed heated towel rail. It is fitted with a fully tiled shower with a glazed shower screen and a built in thermostatic shower. There is a low level w.c. and a wash hand basin on a vanity unit and a double panel radiator.







### Sitting room

The sitting room is reached by the conventional staircase that rises from the hall. It has oak treads and an oak capped balustrade surrounds the stairwell which has a wall light point. This is a superb room with an engineered oak floor and underfloor heating, four wooden double glazed front facing windows and a broad bank of wooden double glazed windows that afford a view across the edge of town to the Dartmoor countryside and the moor. It has exposed steel braced roof trusses open to the apex of the ceiling and there are three wall light points and four ceiling mounted lights plus three pendant lights with Flos glass pendant lights. There are plenty of power points, a TV point and extensive insulated eaves storage.

### Lower ground floor annexe

The spiral staircase from the ground floor also descends to the lower ground floor to a stairwell with a wall light point and storage space which is ideal for wine. A doorway leads into the annexe.

### Annexe living room

A bright multi purpose space which can be guest accommodation or possibly self contained rental. It has a quality Amtico floor, two large wooden double glazed windows set into exposed granite openings with slate sills, a double panel radiator and a ceramic tiled floor in the kitchen section where there is a range of base and wall cabinets with roll top stone effect work tops with tiled splashbacks and incorporating a halogen hob, a single drainer stainless steel sink with a mixer tap and an electric fan oven and grill. There is ample space for a sofa, dining table and chairs and a sideboard. A pair of oak clad steps rise to the annexe bedroom.





### Annexe shower room

This has a fully tiled floor with inset drainage, a fully tiled shower area with a glass brick separator wall, a low level w.c. and a pedestal wash hand basin. There is an extractor fan, a heated plumbed towel rail and four LED downlighters. A pair of double cupboard doors open to the boiler enclosure where there is a Vaillant mains gas central heating boiler and some useful storage space.

### Annexe bedroom

This area has a wooden double glazed window, a double glazed timber door to the exterior driveway, an oak floor and a carpeted floor in the sleeping area which has space for a double bed and wardrobe, eight LED downlighters and a double panel radiator.

### Exterior

At the front of Millaton House is a sweet garden with a box hedge, a stone raised planter with a maturing tree, a paved sitting area and a gravelled path to Manor Road at the front. To the rear and facing south is a large patio and a part cobbled garden with granite bounded planters, a view to Meldon Hill and steps and a gate leading to the driveway at the side. This attractive space enjoys a sunny aspect throughout much of the daytime and evening.

### Garage

Set beneath the front portion of the property is a large garage area with a sliding access door and pedestrian door, a concrete base, power and light. With careful parking this garage could easily house two large cars and a substantial workshop area.

### Parking

Just across the private lane from the house is a concrete parking area with space for two or three cars.







### VIEWING BY APPOINTMENT ONLY

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