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properties

Murleigh

Chagford, Devon TQ13 8DB

£1,100,000 Freehold



The Property

Murleigh is a detached home built in 1930. It sits on a level plot with an adjacent field and has River Teign frontage. The garden and field extend to 2.83 acres in all and contained within the boundary are eight stables, a double length garage and a garden equipment shed. The house is fully double glazed with mains gas fired central heating and the accommodation comprises a main entrance hall, rear hall, kitchen/ breakfast room, w.c., a generous dining room and a big sitting room with fireplace. On the first floor is a family bathroom, a large main bedroom with ensuite shower and w.c., two further double bedrooms and a single bedroom. On the top floor are two double bedrooms. The garden is entirely level and enjoys views to Meldon Hill and across the surrounding countryside, whilst the paddock and field have river frontage. A detached home of this kind with some land on the level this close to Chagford is a rare opportunity and Fowlers very strongly recommend viewing.

Situation

Murleigh is located in the outskirts of Chagford on a level site with river frontage. The bustling town square is just one third of a mile where there is a wide variety of day to day and specialist shops, four pubs, a Parish church, Roman Catholic church and chapel, cafes and restaurant. Chagford has a Primary school, pre-school and Montessori, a library and surgeries for doctor, dentist and vet. The area is surrounded by riverside, countryside and moorland walks and sports facilities include a football and cricket pitch, a bowling club, tennis club, skate park, children's playground and an open air swimming pool in the summertime. The A30 dual carriageway is just 5 miles away and Exeter is approximately 20 miles.

Services Mains water, electricity and gas. Private drainage.

Council tax band Band G

Directions

What Three Words: silks.silent.mysteries

From Fowlers double doors turn right and go down The Square passing the delicatessen and Old Forge cafe and heading into Southecombe Street. At the first right hand bend it becomes Lower Street. Follow Lower Street out of the town passing the Primary school and Fire Station. Pass Broomhill on your right and almost immediately opposite is the gated entrance to Murleigh.

Entrance

At the front of the house is a verandah porch with a slated roof nestled between a pair of bay windows. A upvc double glazed front door leads into the entrance hall.

Entrance hall

A bright hallway with stairs that rise to the first floor and an opening to the rear hallway. Doors lead to the dining room and sitting room and there is a pendant light point, single panel radiator and a wall mounted central heating thermostat and timer.

- **An opportunity to purchase a home in the very outskirts of Chagford**
- **On the level and with 2.83 acres and river frontage**
- **A detached six bedroom family home with rural views**
- **Eight stables plus equipment shed and double length garage**
- **Main entrance hall and rear hall**
- **Large dining room**
- **Big sitting room**
- **Family bathroom**
- **Main bedroom with ensuite shower**
- **Five further bedrooms (four double)**

Dining room

A good size room with high ceilings, picture rails, a ceiling rose and pendant light point, a large bay window and side window with upvc double glazed windows looking across the garden to the field and to Meldon Hill, two wall light points and a concealed hardwood panelled door to the rear hall.

Sitting room

A triple aspect room with upvc double glazed side and rear windows and a large matching bay window at the front with views across the garden to the field and Meldon Hill. The ceiling is high with coving, two pendant light points, two double panel radiators and a raised marble hearth with fitted gas log effect fire with a balanced flue. Glazed double doors lead to a ventilated side lobby and w.c.

Ventilated side lobby and w.c.

This has metal framed secondary double glazed windows and a door to the w.c. which has a low level w.c., a wash hand basin, a pendant light point, a wall mounted Heatrae Sadia electric water heater and a wall mounted infra red heater. Upvc double glazed French doors lead out to the garden.

Rear hall

This has access to the kitchen/breakfast room and a hardwood part panelled glazed door to the side porch. There is a pendant light point, the exposed side of the hardwood door to the dining room, a wall mounted electric cupboard with the electric meter and fuse box and a hardwood panelled door to the kitchen/breakfast room. The rear porch is upvc double glazed with a sliding exterior door, ceramic tiled floor and a wall mounted carriage lamp.





Kitchen/breakfast room

The kitchen/breakfast room is part divided by a wall and archway. The kitchen is fitted with a range of base and wall cabinets with oak doors and drawers, stone effect roll top work surfaces, tiled splashbacks and a 1 ½ bowl granite/composite sink with chromed mixer tap. It has two upvc double glazed windows with tiled sills and integral appliances that include a Bosch electric fan oven and grill, a four burner gas hob with a circulator hood and light above and a fridge/freezer. There are two ceiling mounted fluorescent light fittings and a ceramic tiled floor. The breakfast room has a upvc double glazed window looking out to the garden, a fluorescent light fitting, a single panel radiator and the wall mounted Vaillant gas fired central heating boiler.

First floor

At the half landing is a upvc double glazed window and a panelled door to the family bathroom.

Family bathroom

A bright room with a white suite comprising a bath with painted wooden side panel and chromed shower/mixer tap, a low level w.c., bidet and an oval bowl set into a vanity surface with cupboards beneath and mirror above. The walls are tiled to half height and there is a large single panel radiator, a built in linen cupboard and two upvc double glazed obscure windows.

Landing

Panelled doors lead to all rooms and there are fitted picture rails, a pendant light point and a double panel radiator.



Bedroom 1

This large bedroom has two upvc double glazed windows with views across the garden and field. There are picture rails, six wall light points, a double panel radiator and an archway to the ensuite facilities.

Ensuite shower and w.c.

This room has a upvc double glazed window to the side and rear and there are two wall light points. It is fitted with a fully tiled shower cubicle with built in thermostatic shower and shower curtain rail, a wash hand basin set in a vanity surface with cupboards below and there is a sliding door to separate the w.c. which has a low level w.c..

Bedroom 2

This is a double room with two upvc double glazed windows overlooking the garden and field, picture rails, pendant light point and a double panel radiator.





Bedroom 3

A rear facing double room with views across the garden and countryside to the Whiddon Deer Park, picture rails, pendant light point and a double panel radiator.

Bedroom 4

This is a front facing single bedroom with a upvc double glazed window looking across the garden to the field. It has picture rails and a pendant light point.

Second floor landing

The stairwell has a white balustrade and is naturally lit by a upvc double glazed window on the half landing. There are panelled doors to each bedroom and a slim doorway to some eaves storage.

Bedroom 5

A spacious room with a storage nook and two upvc double glazed gable end windows overlooking the garden and paddock. It has a ceiling light point, eaves access for storage and a wall mounted gas convector fire.

Bedroom 6

A bright double room with two upvc double glazed windows looking over the garden, a ceiling light point, eaves access and a wall mounted gas convector fire.



Exterior

The garden

The garden element of Murleigh extends to about three quarters of an acre and is entirely level. It has a broad gated entrance from the B3206 Chagford road to a parking and turning area and a short driveway to the garage. There is a vegetable garden, shaped borders and lawns and well stocked and mature shrubberies with colourful perennials of camellia and rhododendron and a host of other flowering shrubs and bushes. From the garden there are views to Meldon Hill and to the Whiddon Deer Park and there are gated access ways to the paddock and in the granite wall to the field at the front.

The paddock and field

These extend to about 2 acres in all and comprise a paddock to the north of the garden and the field to the west which is level and has river frontage and fishing rights. There is a granite wall and gate to the B3206 Chagford road for vehicular access without having to come through the garden.

Note : If a bit more land would be of use we may be able to offer an adjacent field of about 5.4 acres, owned by another party, which may be available by separate negotiation.

Garage

30' x 12'2/9.14m x 3.7m and 7'9/2.36m across the doorway. Double doors lead into the timber framed and metal clad garage. It has power and light.

Equipment store

23'8 x 11'1/7.21m x 3.37m plus 6'/1.828m front extension. Wooden double doors lead into the equipment shed and there are two single glazed metal framed doors for pedestrians. It is timber framed and metal clad and has power and light.

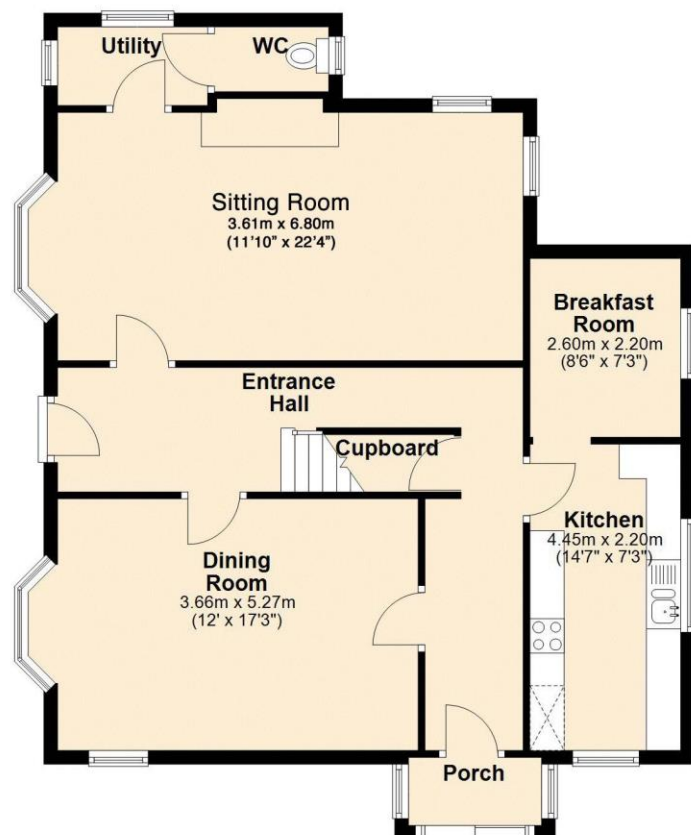
Stables

In all there are nine stable doors, although one pair of stables have been knocked into one larger space. The average size of each stable is 10'5 x 9'7/ 3.17m x 2.92m. They are timber built with a metal roof, stable doors and a fan light window each.



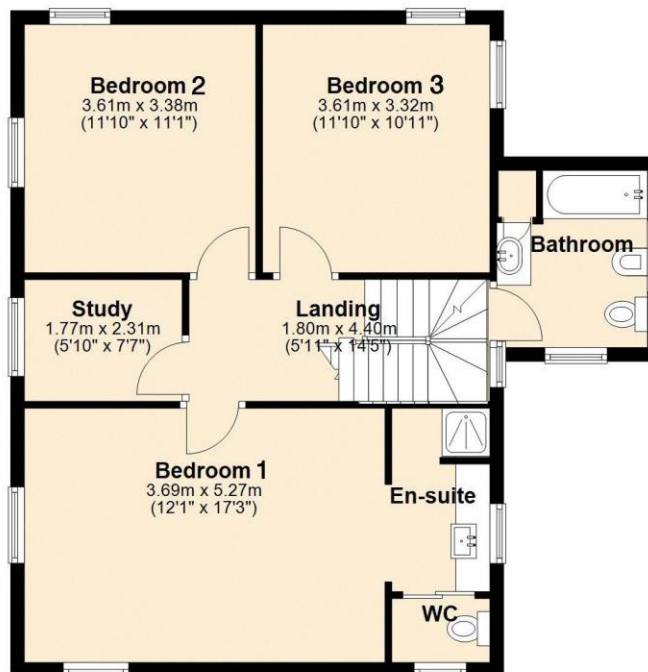
Ground Floor

Approx. 87.0 sq. metres (936.7 sq. feet)



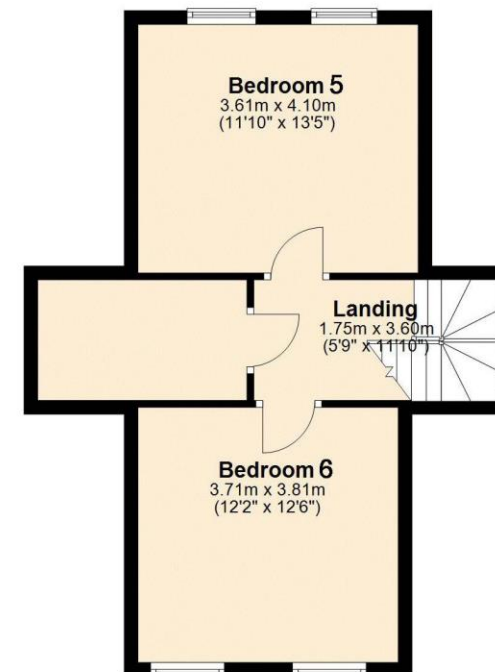
First Floor

Approx. 69.1 sq. metres (744.2 sq. feet)



Second Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



Total area: approx. 197.7 sq. metres (2127.9 sq. feet)

VIEWING BY APPOINTMENT ONLY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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