



fowlers
properties

1 Hillmorhayes

Drewsteignton, Devon EX6 6QR

£249,950 Freehold



The Property

This is a charming home presented in excellent order and with a roof thatched at the front but tiled at the rear. The present owner has improved the cottage to offer a well presented character home with a spacious living room and a practical kitchen/breakfast room on the ground floor and a large master bedroom, a second bedroom and a smart modern shower room on the first floor. At the front is a stone wall with a raised planter and a sitting area large enough for a Bistro set, whilst to the rear is an enclosed courtyard with a utility room and store shed. We strongly recommend this property for viewing and we have a virtual tour on our web site.

Situation

Drewsteignton is a charming Dartmoor and Teign Valley village and 1 Hillmorhayes is located just across the road from the village square where there is the Drewe Arms community owned pub and the lychgate into the churchyard. Drewsteignton is located just above the river Teign and has excellent access to the river gorge and riverside walks. There is a second pub close by alongside the river at Fingle Bridge. The nearby ancient Stannary town of Chagford offers a wide variety of day to day and specialist shops, Primary and pre-schooling and surgeries for doctor, dentist and vet. Exeter is approximately 15 miles away.

Council tax band

Band C

Services

Mains water, electricity and drainage.

Directions

Park on The Square at Drewsteignton and face away from the church. Walk across the road and past the New Inn. 1 Hillmorhayes is on the right immediately after.

Entrance

A canopy porch shelters the painted timber front door which has a bullseye window.

Entrance hall

A single shallow granite step leads down into the hallway where there is the staircase to the first floor, painted wainscoting, a smart oak effect laminate floor and a panelled door to the living room.

Living room

This is an attractive room with a white painted beam spanning the room, a large sash window with an oak window seat and panelled seat return, a cast iron fireplace and mantel with a slate hearth which is wood trimmed and a Rointe electric convector radiator. The floor is laid with a quality oak effect laminate and to the rear of the room is a niche for a desk and a built in cupboard as well as the under stairs cupboard.

- A charming Grade II listed character property
- Sought after Dartmoor village
- Very well presented cottage home
- Spacious living room
- Kitchen/breakfast room
- Generous master bedroom
- Second double bedroom
- Smart shower room
- Rear courtyard and front sitting space
- Utility room and shed

Kitchen/breakfast room

An oak floored kitchen/breakfast room with space for a four seater table at one end and three walls clad in painted timber matchboarding. A fully double glazed door looks out to the courtyard as does the double glazed window above the sink. The kitchen is fitted with a range of base units with stone effect roll top work surfaces and high quality marine ply doors and drawer fronts, open shelving for pots and a wine rack. A glass four ring induction hob is set into the worktop with a stainless steel circulator hood and light above and a matching fan oven below. A single drainer one and a half bowl stainless steel sink and mixer taps are fitted. There is a ceiling mounted spotlight cluster at the kitchen end and at the breakfast end is a pendant light point. A Rointe electric convector radiator with an individual thermostat is wall mounted.

First floor landing

The staircase has a painted wooden handrail and leads to the landing which has latched doors to the shower room and bedroom two and a panelled door to the master bedroom. A Velux double glazed skylight is fitted for natural lighting and there is a pendant light in the stairwell.

Bedroom 1

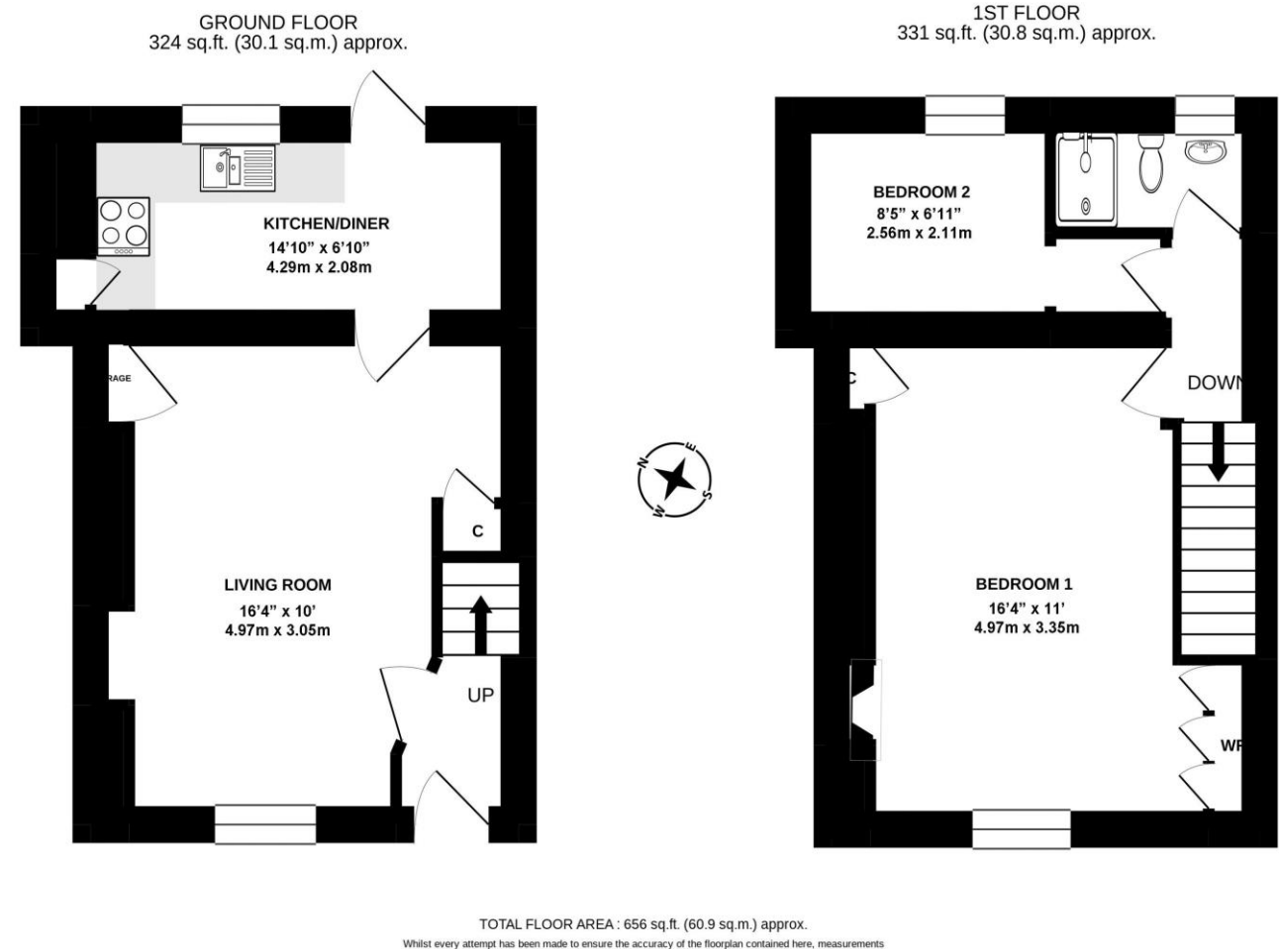
This is a spacious double bedroom with a double casement front window and a window seat, a built in full height shelved cupboard and fitted wardrobes with hanging rails and top cupboards. The cast iron fireplace is still in place and it has a metal mantel shelf with the arts and crafts design picked out tastefully in complimentary paints. A Rointe electric convector radiator is wall mounted and there are seven power points.

Bedroom 2

A short corridor leads to the bedroom which is large enough for a 4'6" double bed. It has a rear facing double casement window overlooking the courtyard and space for a chest of drawers. A pendant light point is fitted, there is a Rointe electric convector radiator and a loft access hatch.

Shower room

Fitted with smart grey textured 'landscape' tiles in the shower cubicle with a folding, glazed shower screen door and a built in thermostatic shower with both a rain shower head and shower wand. One wall is grey painted matchboard and the other two white painted. A low level w.c. is fitted and a wash hand basin in matching white porcelain with a chromed stand incorporating a glass toiletry shelf. A Rointe electric radiator is wall mounted and there is an extractor fan, an obscure glazed rear window and recessed LED downlighters.



Exterior

Courtyard

The walled courtyard has a pedestrian gate to a right of way which leads to the lane. It has a concrete base and a raised limestone planter. A canopy shelters the kitchen door and there is an exterior light. Across the courtyard is the building housing the utility room and shed.

Utility room and shed

This is a single building with a timber framed frontage clad in painted corrugated metal and with two doors. The utility room is 9' x 4' (2.74m x 1.29m) and it has a raised floor with a vinyl covering and space for a washing machine and freezer. An electric wall mounted heater is fitted and the front wall and roof are insulated. The shed is 4'3" x 3'11" (1.29m x 1.19m).

Front

The cottage sits slightly back from the village square behind a raised limestone planter which has a gravelled sitting area large enough for a small bistro set.



VIEWING BY APPOINTMENT ONLY

The particulars are produced in good faith and are set out as a general guide only. The agents cannot accept liability for any inaccuracy or misdescription, and these particulars do not constitute any part of a contract and the purchasers should satisfy themselves as to each and every particular. No person in the employment of Fowlers Properties Ltd has the authority to make or give any representation or warranty whatsoever in relation to any property.