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properties

1A The Square
Moretonhampstead, Devon TQ13 8NF

£295,000 Freehold



The Property

A former shop, No 1A The Square has been refurbished and transformed into a stylish home with very well appointed accommodation throughout. The ground floor exterior double doors open into a beautifully fitted kitchen/dining room with large windows and steps down to a sitting room which has a large granite fireplace with wood burning stove. Stairs lead to a multi level landing with a very smart bathroom with Japanese tub and shower and further stairs to the large main bedroom at the front of the house and a spacious top floor double bedroom. The property has been a full-time home but is currently a holiday let and owner's moorland bolt-hole. This charming home really must be seen to be appreciated and Fowlers strongly recommend viewing.

Situation

Located in the bustling centre of this ancient Dartmoor market town just a few moments walk from cafes, pubs and a host of day to day and specialist shops. Moretonhampstead is a thriving community with surgeries for doctor, dentist and vet, a library, Primary school and pre school, a Parish church and chapel. Surrounding the town are countryside and moorland walks and there is a super cycle path that leads to Bovey Tracey and beyond. The open moor is just a few minutes drive away and there are good sports facilities, with a sports centre, gym, tennis club and open air swimming pool in the summertime. The B3212 leads to Exeter in approximately 12 miles and the A30 and A38 dual carriageways are each about 8 miles away.

Services

Mains electricity, water and drainage.

Council tax band

Band B

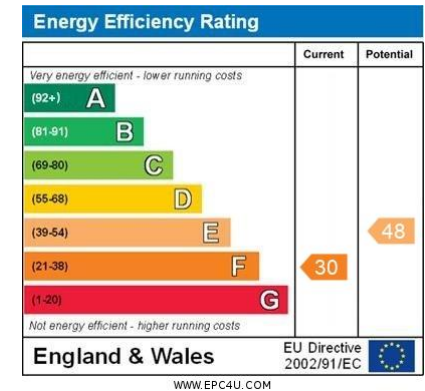
Directions

From the cobbled town square walk along the pavement opposite the White Hart Hotel and at the junction turn left. On the same side of the road, opposite the war memorial you will find 1A The Square.

Entrance

There is a pair of double doors set into the former shop front of 1A The Square.

- A very stylish town centre home
- Short walk to all amenities
- Well fitted and spacious kitchen/dining room with great natural light
- Sitting room with granite fireplace and wood burner
- Smart bathroom with Japanese tub and shower
- Large first floor bedroom with large sash and shutters
- Generous top floor double bedroom
- Currently a popular holiday rental



Kitchen/dining room

This lovely bright space has three large former shop windows that let in plenty of natural light. The floor is laid with a black and white ceramic checker floor and the base and wall cabinets are finished in a distinguished grey with brass fittings and Iroko worksurfaces with fully timber clad painted walls and splashbacks. There are ceiling mounted original hanging rails and hooks and five ceiling mounted pendant light points for worktop lighting. Integral appliances include a halogen four ring hob with circulator hood and light above, a Miele fan oven and grill, a larger fridge and a large, deep composite sink with a brass mixer tap. There is ample space for a four seater dining table and chairs and a large opening looks through to the sitting room which is at a lower level and reached by four steps.

Sitting room

A character room with a painted timber floor and a large granite fireplace with raised slate hearth and fitted wood burning stove with a lined flue. There are two LED downlighters and plenty of power points for lamps. A large double cupboard is built in for storage. A wooden double glazed window faces to the yard at the rear of the house and a door leads to the rear lobby.

Rear lobby

A stable door leads out to the shared courtyard at the rear and a painted wooden staircase leads to the first floor. The circuit breaker boxes are wall mounted above the back door and the floor is black and white ceramic checker board tiles.

First floor landing

A white balustrade protects the stairwell and there is a painted timber floor and two staircases serving the bedrooms. A pendant light is fitted and latched doors to the bathroom and bedroom 1. A feature of the landing is the big granite chimney breast which has a large storage niche.

Bathroom

This very well appointed bathroom has a ceramic tiled floor and a tiled recess surrounding the Japanese style tub which has wall mounted controls for the bath and shower which has a rain shower head. There is a hinged, glazed shower screen and black fittings. A contemporary style wall mounted wash hand basin is fitted with a black mixer tap and space for a mirror and wall lights above. A low level w.c. is fitted and there is a wooden double glazed obscure window and a large walk in area with shelving for towels and linen and a wall mounted black finish electric heated towel rail.



Bedroom 1

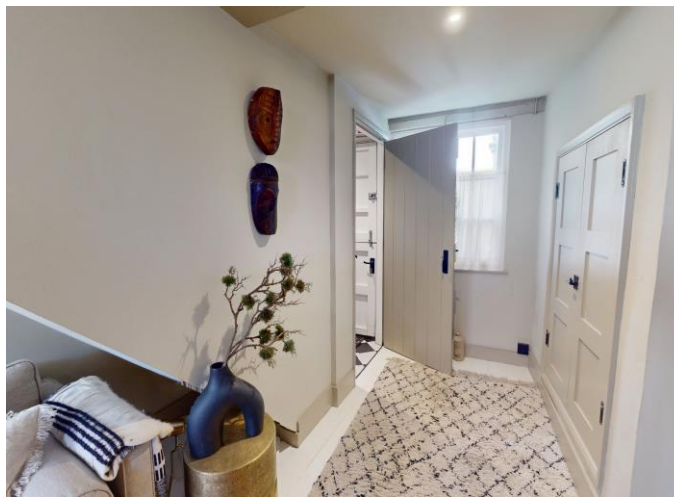
A short flight of four steps leads up to the latched door to the first bedroom. This is a spacious and bright room with a painted wooden floor, a large sash window and fitted wooden shutters. It has a large exposed granite chimney breast with a deep display niche. Two pendant lights are fitted.

Bedroom 2

A flight of nine painted timber steps leads up to the large top floor double bedroom which has a double glazed rear window., exposed painted roof trusses, a pendant light point and a fitted directable ceiling light.

Rear shared courtyard

This courtyard is an accessway to the gated entrance to The Square and is a safe place to store household waste bins.



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