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The Hollies

Throwleigh, Devon EX20 2HU

£650,000 Freehold



The Property

The Hollies is presented in superb condition having been subject to a total refurbishment. It sits in 0.32 acres of garden and orchard and has parking for two cars and a large single garage. This detached home has an entrance hall, a smart new kitchen and adjoining utility room, a bright sitting and dining room with wood burning stove, a third bedroom/study, a principle bedroom with new ensuite shower wet room, a second generous double bedroom and a newly fitted bathroom with both bath and shower. The bungalow has new double glazing and a new propane gas fired central heating boiler. The garden is well laid out and lovingly tended with an orchard and a large lawn, mature shrubs and bushes, a paved patio and views to the nearby open moor. Fowlers strongly recommend viewing this immaculate home.

Situation

Located about 3 miles from Chagford, Throwleigh is a picturesque Dartmoor village with a pretty Parish church, a chapel, a vibrant village community, a village hall, nearby pub and easy access on foot to the open moor. School bus services access primary education in Chagford and senior schooling in Okehampton. The Hollies is located on a quiet country lane closer to the church with walking access to the open moor at Shilstone Tor and Clannaborough, making a lovely circular walk lasting about an hour. The A30 dual carriageway is about 3 miles away at Whiddon Down and Okehampton is only about 5 miles.

Services

Mains electricity, water and drainage.

Council tax band

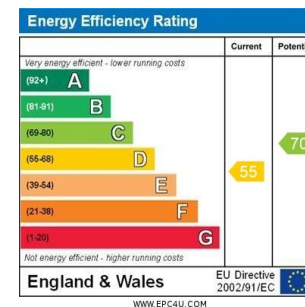
Band E

Directions

What Thee Words: maybe.soonest.props

From the stone cross in the centre of Throwleigh drive up the hill towards the church and bear to the right. After about 150 metres you will find The Hollies on the left.

- A recently refurbished detached bungalow in a quiet spot with Dartmoor views
- Fully double glazed and gas centrally heated
- Delightful garden of 0.32 acres in all, including orchard
- Entrance hall
- Newly fitted kitchen and separate utility room
- Wood burner in sitting room and adjoining the dining room
- Third bedroom/study
- Ensuite wet room with main double bedroom
- Second good double bedroom
- Newly installed bath/shower room



Entrance

A broad gated entrance leads into the property and there is a paved path across the front of the residence bounded by well stocked borders and leading to the recessed Tavistock slate porch which has two steps up to the varnished, panelled wooden front door.

Entrance hall

The floor is laid with a quality stone effect laminate with an inset mat well. There is a ceiling light point and pendant light point, oak finished doors to all rooms, a fitted double closet which conceals the circuit breakers and has room for a vacuum cleaner, etc, a single panel radiator, an open access doorway to the kitchen and a door to the sitting room.

Sitting room

This a bright room with a broad three casement upvc double glazed window looking out to the garden, plus additional natural light through the archway from the dining room. This room has a coved ceiling, a quality limed oak finish laminate floor, two ceiling light points, a slate hearth, lined flue, wood burning stove and oak mantel, a TV point, thirteen power points, two contemporary styled upright double radiators and oak doors to the bed3/study and kitchen plus the archway to the dining room.

Dining room

A triple aspect room with two large three casement upvc double glazed side windows and a broad matching patio window and sliding door to the paved patio area. This room has a coved ceiling, a central ceiling light point, a limed oak effect laminate floor, six power points, telephone point and contemporary style upright double radiator.





Bedroom 3/study

A multi-faceted room with a velux double glazed skylight, a large double casement upvc double glazed window, four wall light points, a TV point, eight power points and a double panel radiator.

Kitchen

A smart new fitted kitchen with slate effect composite worktops incorporating a stainless steel inset sink with a mixer tap, matching splashbacks and a ceramic halogen four ring hob with matching circulator hood and light above. Other integral appliances include an electric Neff double oven and grill, a fridge freezer, wine fridge and microwave/convection oven. These are built into the extensive base and wall cabinets which are finished in white. A broad three casement window looks out to the pretty front garden and there are eight LED downlighters and a high quality stone effect laminate floor. To one end of the kitchen is the opening to the hall and at the other is the utility room.

Utility room

Fitted with units and tops to match the kitchen and with an inset stainless steel sink and mixer tap, a tall cupboard for storage and to conceal a washing machine, plus additional cupboard space for a drier. A upvc double glazed window looks out to the front of the property and there is a matching door to the front. A double panel radiator is fitted.



Family bathroom

A sliding oak door saves space and leads into the newly fitted bathroom which has an extractor fan and four LED downlighters, a wall mounted medicine cabinet with lighting set above a vanity surface and cupboards with fitted white basin and concealed cistern for the low level w.c. The white bath has side mounted taps and painted side panels and there is a separate shower with glazed screen and door, a built in thermostatic shower with rain shower head and shower wand. The walls are fully tiled to ceiling height and there is a wall mounted chromed, plumbed heated towel rail, a upvc double glazed obscure window and a ceramic tiled floor.

Bedroom 1

A broad three casement upvc double glazed window look out to the rear to the superb garden. A triple wardrobe with hanging rail, drawers and shelf is fitted and there are six LED downlighters, an upright contemporary style double radiator, seven power points and a space saving oak sliding door to the ensuite wet room

Ensuite wet room

Quite a spacious shower room with fully tiled walls and floor and glazed shower screen and built in thermostatic shower with rain shower head and shower wand. The white basin is wall mounted with vanity drawers beneath and a mirror with lighting above and there is a low level w.c. An extractor fan is fitted and three LED downlighters.





Bedroom 2

A generous second double bedroom with a three casement upvc double glazed front window looking out to the front garden, space for wardrobes, four LED downlighters, six power points, a TV point and a double panel radiator.

Exterior

Front garden

A private garden set behind a mature hedgerow and with a driveway for two cars and access to the garage. It is mainly laid to grass with mature borders and flower shrubs and perennials and a trellis screen with climbers that neatly screens the Propane gas storage tank and a small coal bunker. Pathways lead either side of the house and on the west side there is a timber garden shed and small greenhouse.

Rear garden

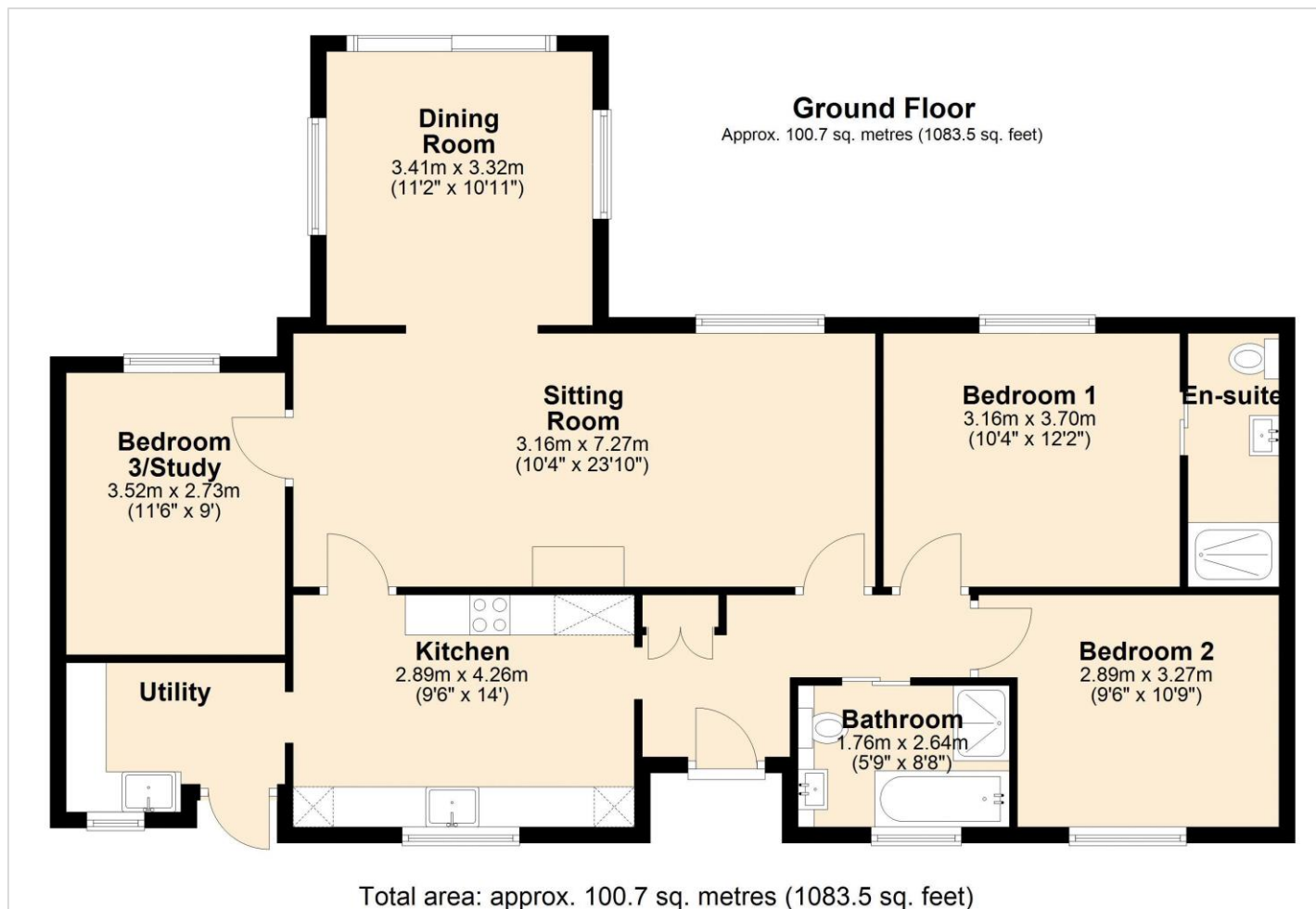
Across the immediate rear of the residence there is a part gravelled but mainly stone terrace with granite retaining walls and two sets of granite steps up to the lawn. The garden is well positioned to enjoy sunshine all day with some shady spots for respite from the sun and great views to the high moor above Clannaborough and toward Cawsand Beacon. The garden is well tended and planted with mature shrubs and bushes, an apple tree in the main garden and there are some well tended and shapely conifers too. Set into the lawn is a small granite bounded pond and there is an exterior tap. A trellis separates the main garden from the orchard where there are apple and plum trees.

Garage

A generous block built single garage with an electric roller shutter door, power and light and a pedestrian door set into the side wall.







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