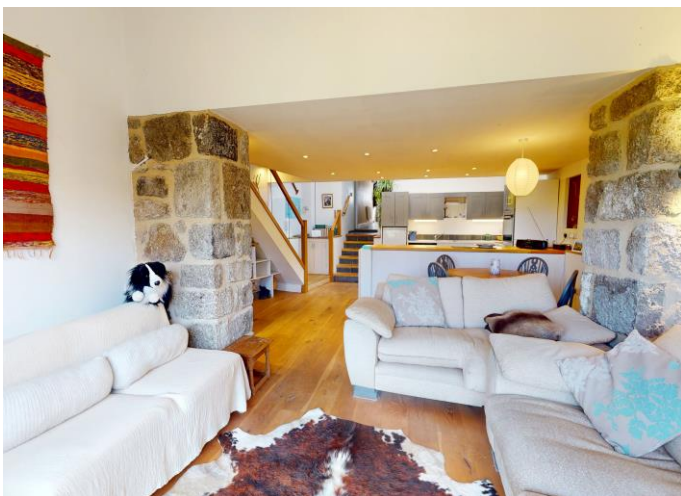


fowlers
properties



43 New Street
Chagford, Devon TQ13 8BB

£535,000 Freehold



The Property

43 New Street is a spacious 1500 square foot granite built centre terraced cottage with many surprises that will charm any viewer. The cottage is fully double glazed and gas centrally heated and is presented in excellent condition throughout. It has been extensively improved and was extended to offer spacious accommodation with some superb rural views across Dartmoor countryside to the high moor. The accommodation comprises an entrance hall, a snug/lounge with wood burning stove, a ground floor shower room, a large kitchen/living room with some exposed granite features and bi-fold doors to the garden with a great view and a utility room on the ground floor. The first floor areas are accessed by a front and a rear staircase with a double room to the rear off the rear staircase and two bedrooms and the family bathroom accessed from the front staircase. There is a large loft. To the rear is a delightful walled garden with paved sitting areas and beautiful views across the Dartmoor countryside to the high moor and Kestor. This cottage really must be viewed to be appreciated.

Situation

43 New Street is a virtually level walk from the bustling town square which is only about 300 metres away. Chagford has a wide variety of day to day and specialist shops, cafes and four pubs. There is a Parish church, Roman Catholic church and chapel, a Primary school, pre-school and Montessori school, a library and surgeries for doctor, dentist and vet. This ancient Stannary town is surrounded by countryside, moorland and riverside walks and has excellent sports facilities with a football and cricket pitch, a pavilion, bowling club, tennis club, skate park and play park and there is an open air swimming pool in the summertime. The A30 dual carriageway is about 5 miles away and Exeter is approximately 20 miles.

Services

Mains gas, water, electricity and drainage.

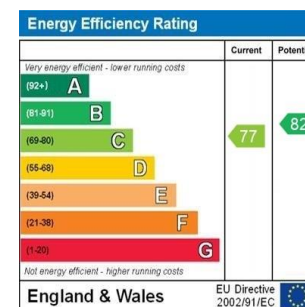
Council tax band

Band C

Directions

From Fowlers front doors turn left to the top of The Square and turn left again into High Street. At the end of the road turn right into New Street and after about 250 metres you will be outside 43 New Street on the right.

- Located on the west side of New Street with glorious views to the moor
- A stone built cottage which has been cleverly extended
- Three bedrooms
- Entrance hall and shower room/w.c.
- Cosy sitting room with wood burning stove
- Open plan kitchen and living area with bi-fold doors to the garden
- Utility room
- Family bathroom
- Walled garden with superb views to the moor
- Fully double glazed and gas centrally heated



Entrance hallway

A multi paned single glazed front door leads into the slate floored which leads to the living area at the rear of the cottage, to the snug/lounge, the front staircase and the shower room. There is space to hang coats, a mat well, wall mounted circuit breaker box and electric meter and three LED downlighters. At the far end of the hall on the right is a boiler cupboard where the Vaillant gas fired central heating boiler is sited with pressurised hot water cylinder and space for cleaning equipment. Five oak steps lead down to the living area. A painted door leads into the snug/lounge.

Snug/lounge

A multi paned wooden double glazed window with an oak sill looks out to New Street and there is an engineered oak floor and a slate hearth set into the granite chimney breast with a wood burning stove, a lined flue and an adjacent recess for firewood. There are four wall light points, a fitted cupboard for coats and general storage and a built in cupboard with oak top. A step leads down to a walk-in niche where there are two storage cupboards and a range of shelves.

Shower room

Measuring 11'5 x 6'4/3.5m x 1.95m and fitted with a large walk-in shower with fully tiled walls, a side mounted thermostatic control and glazed screen, a large vanity cupboard with stone top and an inset porcelain basin with mixer tap and a mirror door medicine cabinet above with lighting and a low level w.c. The walls are ceramic tiled to waist height and there is an extractor fan, a tiled effect vinyl floor, a wall mounted plumbed heated towel rail and six flush ceiling LED downlighters.





Living room

Kitchen area

The kitchen is open plan to the living areas and has a high peaked ceiling with six double glazed skylights above for natural light, six overhead LED spotlights and eight LED downlighters above the oak worktop. The kitchen is fitted with a range of cabinets finished in grey and white, and it has stone and oak worktops, worktop lighting, a single drainer stainless steel sink with mixer tap and slate tiled splashbacks. It is fitted with a glass halogen hob, a circulator hood, a Neff single fan oven and grill with a tuck-away door and there is space for a dishwasher, an under counter fridge and a freezer. Being open plan the kitchen has views across the living area to the garden and countryside views beyond the bi-fold doors.

Dining and sitting area

The dining and sitting area has an engineered oak floor with underfloor heating and broad bi-fold doors which lead out to the garden and look across the Dartmoor countryside to the moor. It has some exposed granite features and neatly separates into a dining area and sitting area with a staircase to the first floor and a doorway to the utility room. Beneath the staircase is a set of fitted shelves and at waist level along many of the walls are oak topped plinths. There are three wall light points and four LED downlighters as well as three ceiling mounted LED spotlights, a TV point and a large double panel radiator.



Utility room

An oak door leads into the utility room which has a double glazed wooden rear door to the garden, base and wall cabinets with a stone effect worktop, worktop light, a single drainer stainless steel sink and mixer tap. There is a ceiling light fixture, space for an automatic washing machine and the floor is slate tiled.

First floor front landing

A straight staircase leads to the first floor landing at the front of the house where there is a solid balustrade, single panel radiator, pendant light point and a loft hatch and fitted ladder to the partly floored attic which has a velux double glazed rear window.

Bedroom 1

A generous front facing double bedroom with two multi paned wooden double glazed windows, a window seat, double panel radiator, two pendant light points and ample space for a wardrobe and chests of drawers.

Bedroom 2

This is the smallest of the three bedrooms and has a double glazed wooden window looking out to the rear. There is a niche for bookshelves, a built in pine cabin bed, telephone point, single panel radiator and an eaves access door.





Family bathroom

This room is naturally lit from above by a velux double glazed window and it has a fitted white suite comprising a bath with mixer tap, tiled splashbacks and wood panelled side, a low level w.c. and a large vanity cupboard with stone top and porcelain basin with mixer tap. Above the sink is a shaver/light and tiled splashbacks. There is an extractor fan, ceiling light point, wall mounted heated towel rail and a stone effect vinyl floor.

First floor rear landing

The staircase from the living areas has oak handrails and glass feature inserts and rises to a small landing where there is a pendant light point and double doors to an insulated eaves store/wardrobe. A door leads into bedroom 3.

Bedroom 3

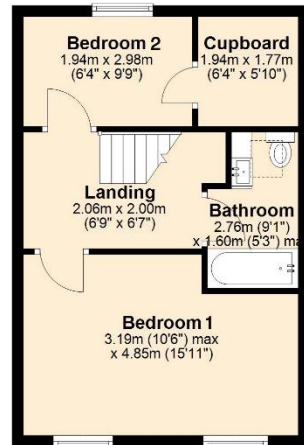
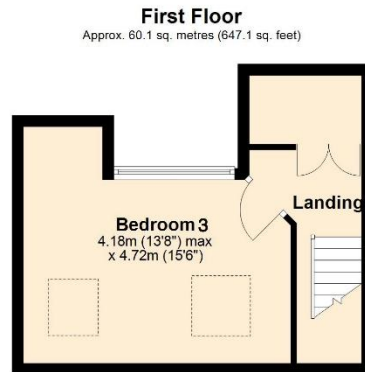
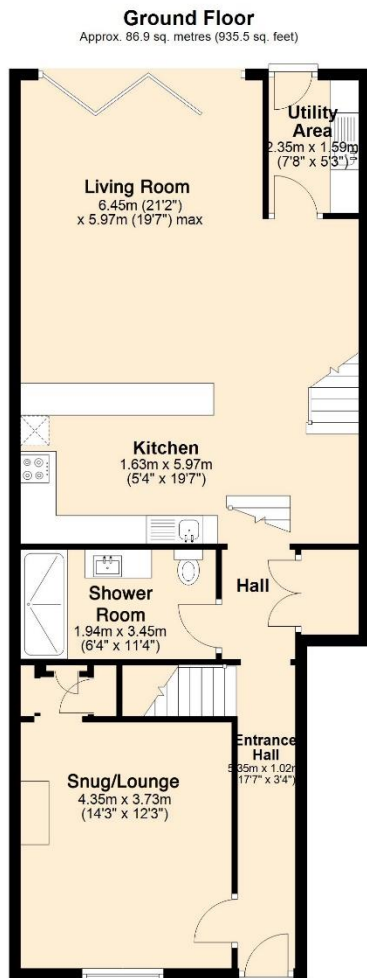
This is a bright and generous twin or double room with a broad wooden double glazed dormer window which looks across the Dartmoor countryside to the high moor. It has two velux double glazed skylights, eaves storage niches, a single panel radiator and eight LED ceiling mounted spotlights.



Exterior

43 New Street is privileged to have an uninterrupted view across its south west facing walled garden to the Dartmoor countryside and to the high moor and Kestor. The Bi-fold doors from the living area and the door from the utility room lead out to a broad slate paved patio which has space for a table and chairs, a raised granite retaining wall with planter and a small lawn beyond. Granite steps rise from the patio to the lawn and a stepping stone path leads to some shallow granite steps to a middle terrace with granite planters. A further set of steps lead to the small tool shed which has an attached covered wood store to one side. The garden is delightful, easy to maintain and with its long southern boundary and views to the west it gets plenty of sunshine.





Total area: approx. 147.0 sq. metres (1582.6 sq. feet)

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