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properties



6 Lords Meadow
Chagford, Devon TQ13 8FS

£649,950 Freehold



The Property

Overlooking a village green and ancient oak tree, 6 Lord's Meadow is a handsome house which is detached, granite clad and set in a lovely walled garden. The house is only just over two years old and has more than 7 years of the NHBC to enhance buyer security. The property is in superb order throughout and has been subtly altered so that it now features a principal suite with dressing room and ensuite shower room, additional French doors in the dining area with direct access to a pretty sheltered courtyard at the side of the house and an attached guest suite with ensuite shower room and direct access from the rear garden. The garden has been landscaped and is a lovely feature of this fine family home with its patios and granite walls and smart metal estate fencing to the side and front boundaries where there are granite castellated gate posts to the front pedestrian entrance. There are two parking spaces and a large single garage. Fowlers very strongly recommend viewing.

Situation

6 Lords Meadow is located in the sought after Bellacouch Meadow development at the edge of a pretty traditional green with an ancient oak tree. The property is located only a ten minute walk from the bustling town square in the ancient Stannary town of Chagford where there is a wide variety of day to day and specialist shops, pubs and cafes. Just a few hundred metres away is the Primary school, pre-school and Montessori school. Chagford has surgeries for doctor, dentist and vet, a library, a Parish church, Roman catholic church and chapel. It is surrounded by countryside, riverside and moorland walks and there are good sports facilities with a football and cricket pitch, a sports pavilion, bowling club, tennis club, skate park, play park and an open air swimming pool in the summertime. The A30 dual carriageway is only 5 miles away and Exeter is approximately 20 miles.

Services

Mains gas, water, electricity and drainage.

Council tax band

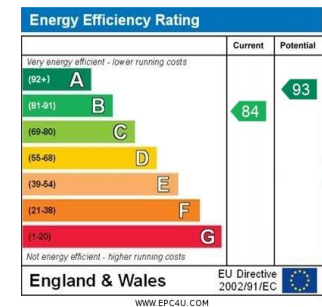
Band E

Directions

What Three Words: intervene.contained.along

From Fowlers double front doors turn right and walk down The Square turning right at the delicatessen and walking into the churchyard through the lychgate. Turn left and follow the footpath down past the churchyard and when it comes to an end at Westcott Lane continue straight on down the lane. At the first road on the left, which leads into the Bellacouch Meadow development, on the left as you go in, is the granite clad detached house that is 6 Lords Meadow. Walk up the pedestrian path and enter through the castellated granite gate posts where there is a metal gate.

- A very appealing granite clad two year old detached home
- 3/4 bedrooms plus guest suite/office
- Delightful landscaped walled gardens
- In a village green setting
- Entrance hall and w.c.
- Spacious sitting room with wood burning stove
- Generous kitchen/dining room
- Principal bedroom with dressing room and ensuite shower room
- Two further double bedrooms plus bath/shower room
- Garden guest suite/office, single garage and two parking spaces



Entrance

Two gate posts with a metal gate frame the entrance into the front garden at 6 Lords Meadow where a paved path leads to the granite clad porch which has space for wet coats and wellies and two LED downlighters. The front door has glazed panels and is multi locking and double glazed.

Entrance hall

The hall is oak floored with a staircase to the first floor that has white balusters and oak handrails and post caps. Cleverly concealed beneath the stairs are three shelved pull out drawers and an understairs cupboard where the media ingress and consumer unit are located. Panelled doors lead to the sitting room, kitchen/dining room and the W.C.

W.C.

The floor is a wood effect laminate and there are two LED downlighters, a low level w.c., a pedestal wash hand basin, walls tiled to waist height, extractor fan and a single panel radiator.

Sitting room

This a very comfortable oak laminate floored double aspect room with a large double glazed sash window looking out to the green and oak tree and a pair of double glazed French doors with glazed side panels leading out to the patio and landscaped garden. A stone fireplace and hearth are fitted with a wood burning stove and lined flue and there are plenty of power points, a media panel, two double panel radiators and a Wiser portable wireless central heating thermostat. The room is big enough for a large sofa and easy chairs and still has plenty of space.





Kitchen/dining room

This generous room has a ceramic tiled floor and a triple aspect with large double glazed sash windows to the front, a broad four casement rear window looking to the garden and a pair of new French doors that lead to a pretty courtyard at the side of the house. An oak topped breakfast bar with an integral wine fridge divides the room and the dining area has a double panel radiator and is large enough for an eight seater dining table, a chest of drawers and a dresser. The kitchen is fitted with an extensive range of light grey base and wall cabinets with stone worktops, splashbacks and window sill. The worktops incorporate an inset stainless steel 1 ½ bowl sink and a mixer tap and a five ring induction hob with an extractor fan and light above. Other quality integral appliances include a dishwasher, eye level fan oven and grill and a microwave/convector oven. The kitchen/dining room has an extractor fan, a tall pull out larder cupboard and ten LED downlighters. A panelled door leads to the utility room.

Utility room

This room has a ceramic tiled floor, base and wall unit and shelving to match the kitchen. There is a stone work surface and splashback and an inset stainless steel single bowl and mixer tap, a ceiling light and extractor fan, space and plumbing for an automatic washing machine and dryer, a single panel radiator and a double glazed door to the garden.



First floor landing

A bright landing with a double glazed sash window overlooking the green and oak tree at the front of the property. There are panelled doors to all rooms, a built in airing cupboard with a large Vaillant insulated water cylinder and immersion and shelving, four LED downlighters, a single panel radiator and an access hatch to the insulated roof void.

Principal bedroom

This is a good size room with ample space for a super king size bed and bedside cabinets. It has a double glazed sash window with a view to the green and oak tree, four Led downlighters, a TV point, double panel radiator and doorways to the dressing room and shower room.

Dressing room

Formerly the fourth bedroom, this has been modified and the door re sited to give direct access from the principal bedroom. It is fitted to either side with open fronted closets with hanging space, drawers and shelving. It has a double glazed window overlooking the garden, a single panel radiator and three LED downlighters.

Ensuite shower room

A smart shower room with a wood effect vinyl floor, a low level w.c., a porcelain basin on a tiled top and vanity unit, a wall light point, and a fully tiled shower with glazed shower screen and sliding door and a built in thermostatic shower. There is an extractor fan, a ceiling light fitment and a chromed dual fuel heated towel rail.





Bedroom 2

A front facing double bedroom with a sash window looking out to the green and oak tree. This room has ample space for a king size bed, cabinets and a wardrobe and it has a TV point, four LED downlighters and a double panel radiator.

Bedroom 3

A rear facing double room with a broad double glazed window overlooking the garden, a double panel radiator and TV point.

Bathroom

Fitted with a wood effect laminate floor, a porcelain wall mounted basin and mixer tap, a low level w.c., tiling to waist height, a double glazed rear window with a tiled sill and a 'P' shaped bath with a curved glass shower screen and built in thermostatic shower with wall mounted controls for both the shower and bath taps. A chromed heated dual fuel towel rail is fitted, a ceiling light fitment and an extractor fan.



Exterior

Guest suite/office

Recently converted from one half of the double garage, this super room is fully insulated with underfloor heating and an oak floor. It is flexible accommodation that can be used as an office or guest accommodation and it has built in utility cupboards for storage which also conceal the Vaillant mains gas central heating boiler. Double glazed double doors and side panels look out to the lower patio in the rear garden. There is one wall light point and six LED downlighters.

Guest suite ensuite

A very smart shower room with a fully tiled shower cubicle with a black trimmed glazed shower screen and door and thermostatic shower and a tiled window sill with an obscure glazed double glazed window. A wall light point is fitted and there is a wall mounted porcelain basin with tiled splashbacks, a low level w.c. with concealed cistern and built in vanity cupboards, a black electric heated towel rail, two LED downlighters and a wood effect laminate floor.

Front and side garden

Enclosed by metal estate fencing with a pair of tall granite gate posts and a metal front gate and paved path to the front porch. The garden is mostly laid to lawn and has an exterior tap, and at the slightly higher end of the front garden where there is a tall granite wall, a number of flowering climbers have been planted. To the side there is the double width drive and a further area of garden enclosed by estate fencing where there is a recently planted fruit garden.

Rear garden

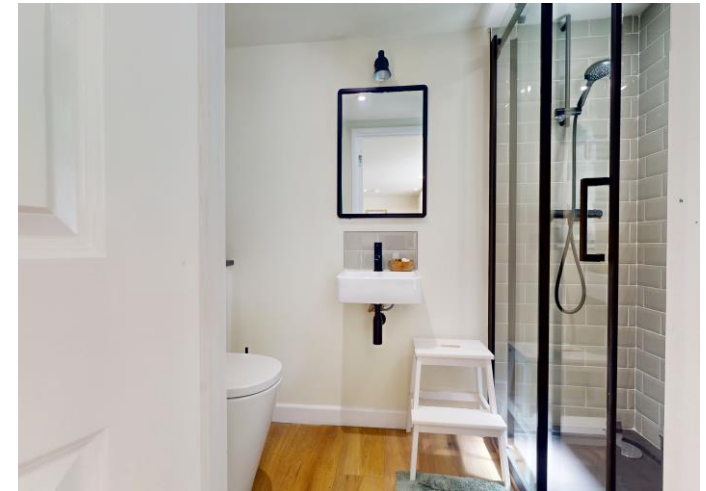
The rear garden is enclosed by granite walls and a tall rendered wall to the eastern end. It has been landscaped to offer a multitude of sitting places with a lower circular patio with borders behind oak sleepers, a paved patio outside the sitting room French doors, an area of lawn and a further quarter circle tiled patio at the western end of the garden adjacent to raised planters and the timber framed greenhouse which measures 7'6 x 4'2/2.29m x 1.27m. Along the western side of the house there is a tall granite wall and a paved courtyard with French doors to the kitchen/dining room, an exterior light and well stocked beds with roses and other climbing plants. To the rear and side there are exterior taps, power points and a further exterior light.

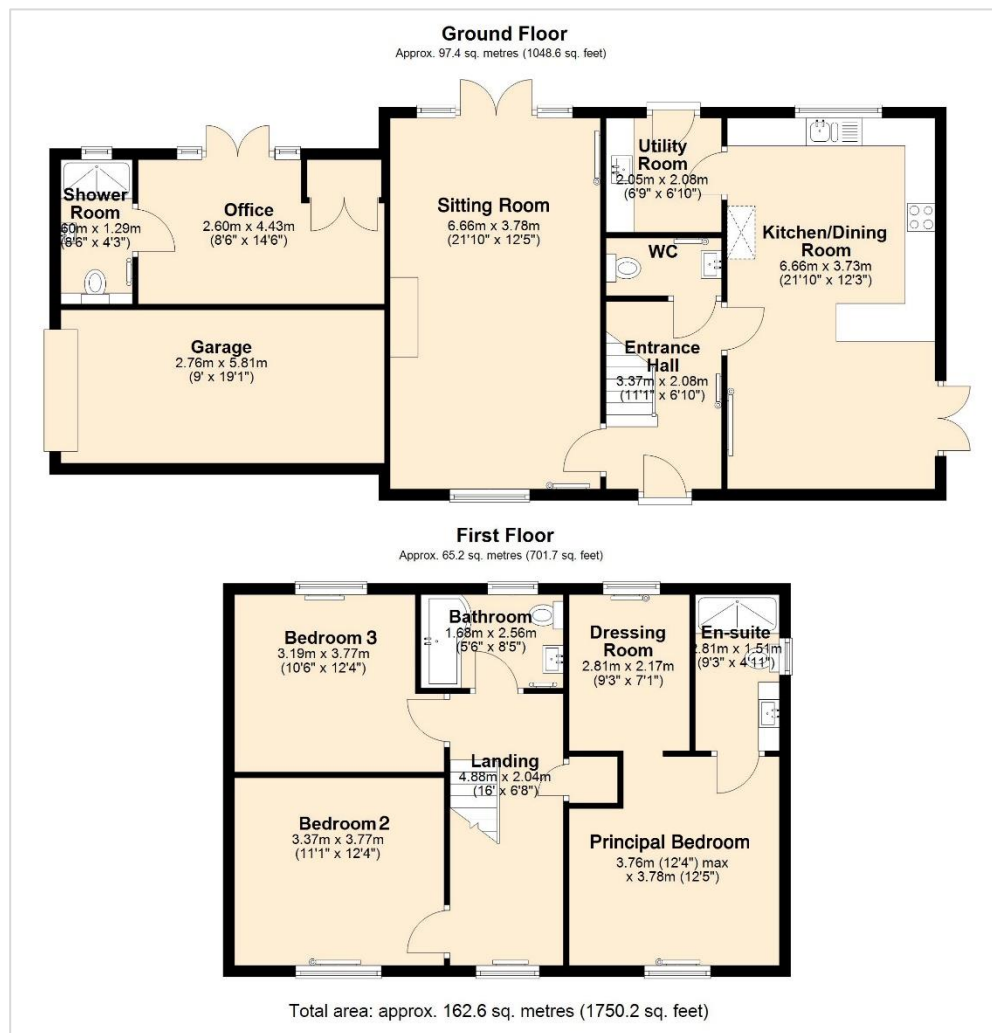
The garage

A big single garage with a metal up and over door, power and light and its own consumer unit. This garage is large enough for a big estate car and will still have room for a fridge or freezer at the far end.

The driveway

There are two parking spaces off road at the side of the house. There is provision for an EV charging point on the drive. There is provision for an EV charging point.





VIEWING BY APPOINTMENT ONLY

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