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properties



13 The Square,
Chagford, Devon TQ13 8AA

£650,000 Freehold



The Property

13 The Square is a large stone cottage that had formerly been a shop. The present owner purchased and completely refurbished the property installing individually made wooden double glazed windows and doors, a hand-crafted kitchen, internal wall insulation, a new gas fired central heating system (including underfloor heating in the kitchen and bathroom), three reception rooms, a large granite fireplace with wood burning stove, a big and spacious bathroom with shower as well and three good double bedrooms. It has good finishes throughout and is decorated throughout in Farrow and Ball paints. Fowlers strongly recommend viewing this desirable cottage.

Situation

13 The Square is very well situated for access to all of Chagford's excellent amenities. This ancient Stannary town has a great range of facilities with day to day and specialist shops, cafes and restaurant, a hotel, a primary school, pre-school and Montessori. There is a library, a Parish church, Roman Catholic church and Chapel and surgeries for doctor, dentist and vet. The town is surrounded by countryside, riverside and moorland walks and there are good sports facilities with a football and cricket pitch, a tennis club, bowling club and an open air swimming pool in the summertime. The A30 dual carriageway is just 5 miles away and Exeter is approximately 20 miles.

Services

Mains gas, water, electricity and drainage.

Council tax band

Band C

Directions

From Fowlers double doors walk across The Square to the right and go down the far side passing the Artisan shop and wholefood shop. Immediately opposite is 13 The Square.

- A spacious stone built town square cottage
- Three double bedrooms
- Family bath/shower room
- Handsome hand-built kitchen with underfloor heating
- Sitting room with granite fireplace and wood burner
- Lounge/bedroom 4
- Dining room
- Downstairs w.c.
- Mains gas fired central heating
- Bespoke wooden double glazed windows and doors

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Entrance

A double glazed wooden stable door leads from The Square into the kitchen.

Kitchen

The kitchen has a limestone floor with underfloor heating and a large front window which is part obscure and fully double glazed. The room is spanned by an oak beam and there are 6 LED downlighters and a pendant light point above the oak breakfast bar that also has a double panel radiator beneath. A broad hatch with LED lintel lighting enables serving access to the dining room and a doorway leads to the lounge/bedroom 4. The kitchen cabinets are built by Ashwood kitchens with painted base cabinets and oiled oak wall cabinets and shelving and oiled oak worktops incorporating a Belfast sink and stainless steel mixer tap, an integral Stoves half size dishwasher, a broad circulator hood with lighting and a wine fridge. There is a Rangemaster gas cooking range and space for an upright fridge freezer. A concealed hatch allows access to the electric meter and circuit breaker box.

Sitting room

This comfortable room has a large granite fireplace with oak lintel and wood burning stove with lined flue. To one side of the chimney is a deep recess for furniture and to the other are a pair of steps up to the lounge/bedroom 4. A further doorway leads to the inner lobby. A double glazed wooden sash window and a double glazed former doorway let in plenty of natural light and there is a pendant light point, a T.V. point and a double panel radiator.

Lounge/bedroom 4

A good size room with space for a large 'L' shaped sofa, an easy chair, chest of drawers and a TV table. It has a wooden double glazed sash window and two display niches in former windows with oak lintels above. There is a TV point and a double panel radiator.

Inner lobby

The staircase is located here and there are oak doors to a large understairs storage cupboard, the w.c. and a solid oak door to the dining room. A single panel radiator is fitted and a pendant light point.





Dining room

At the side there are multi paned double glazed windows and a door to the exterior side path. There are two double panel radiators, a pendant light point, a painted timber clad ceiling, a broad serving hatch from the kitchen and a cupboard concealing the Vaillant mains gas fired central heating boiler.

W.C.

The w.c. is fitted with a low level w.c. with concealed cistern, a corner basin with chromed mixer tap and tiled splashbacks, a pendant light point, a double panel radiator and an exposed granite corbel.

First floor landing

At the top of the stairs there is a landing with a white balustrade with oak handrails and some space for a work station. A velux double glazed skylight allows in plenty of natural light and there are oak doors to all rooms. A single step leads up to a short corridor that gives access to all the bedrooms where there are also two pendant light points.

Bathroom

This smart bathroom has a Travertine floor with underfloor heating, a wooden double glazed side window and a velux double glazed skylight. It is bright and well fitted with a suite comprising a white tub set on oak blocks, a large walk-in shower with glazed screens, white tiling and a built-in thermostatic shower with rain shower head. The porcelain basin is set on an oak top with a wall mounted mixer tap and a shaver/light above and a vanity cupboard below and there is a low level w.c. An extractor fan is fitted and there are two Victorian towel radiators.



Bedroom 1

A good size double bedroom with two wooden double glazed sash windows, space for a king size bed, dressers and a wardrobe. It has a pendant light point and a double panel radiator.

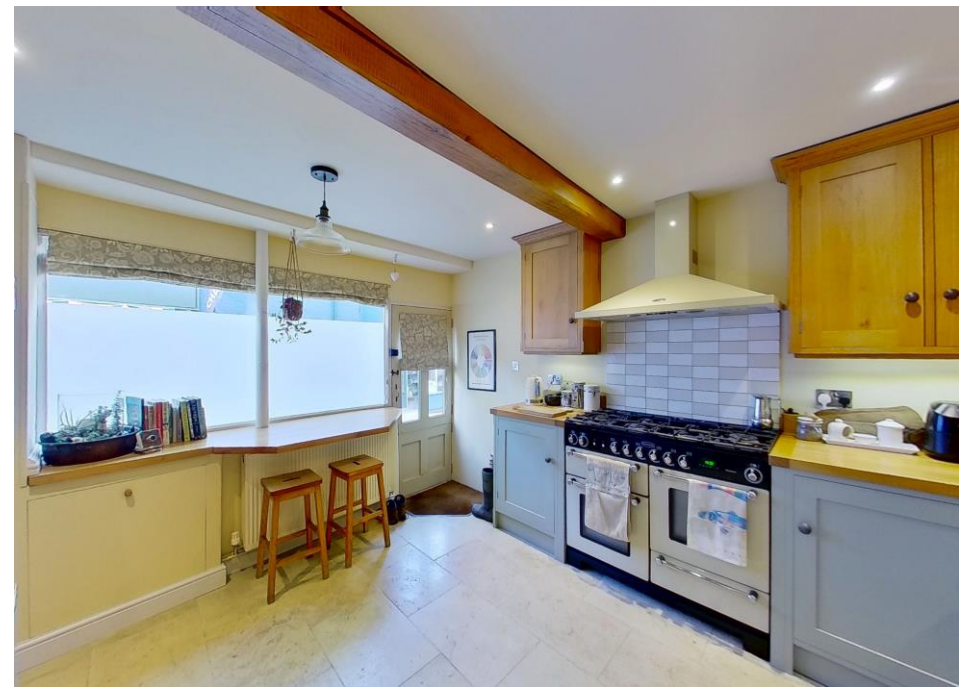
Bedroom 3

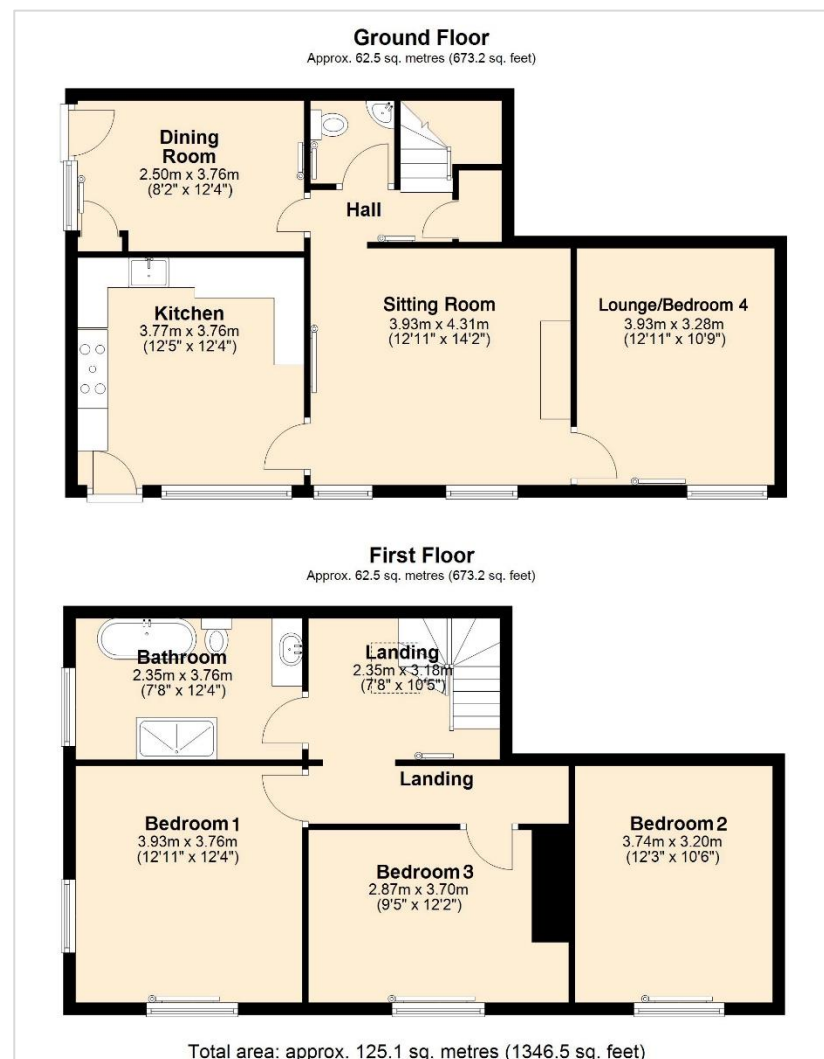
This is the smaller of the double bedrooms, but still a good size. It has a built in double closet, a large double glazed wooden sash window and a double panel radiator.

Bedroom 2

A generous double with a large double glazed wooden sash window, a ceiling open into the eaves with exposed roof trusses and timbers, a double panel radiator, a pendant light point and a recessed former window with an oak lintel and display shelf.







VIEWING BY APPOINTMENT ONLY

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