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## properties

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**Merchant House , South Zeal, Devon EX20 2JX**

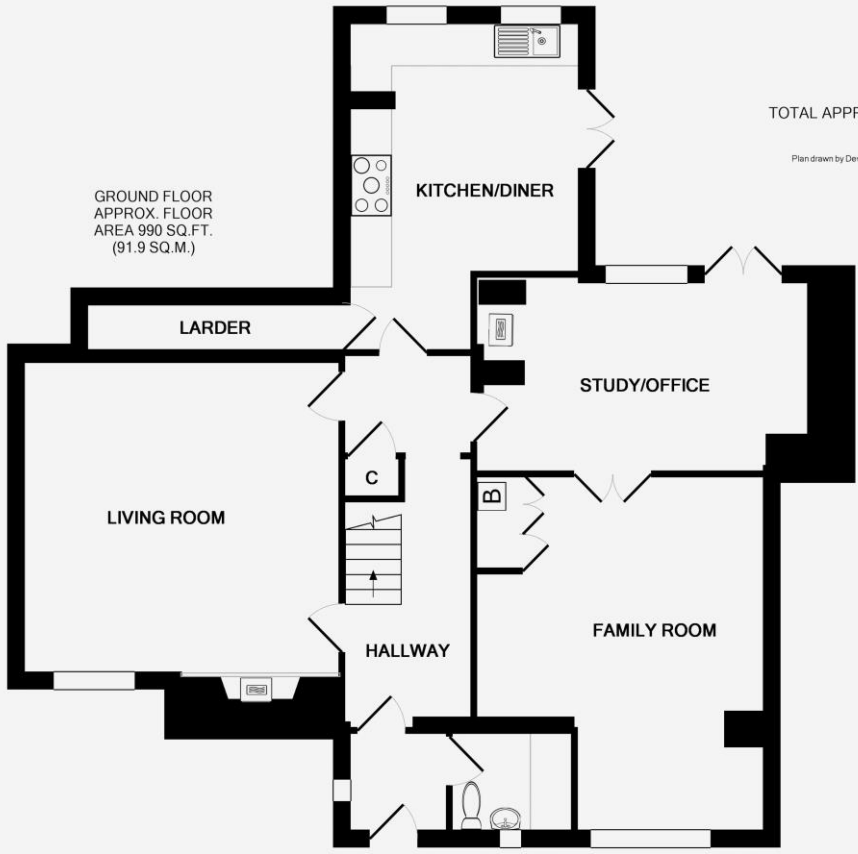
**Price : £530,000 Freehold**



- A substantial Grade II Listed granite village house • Patio and garden with views to Cosdon Beacon •
- Parking space • Entrance vestibule, hallway and w.c./laundry • Ground floor underfloor heating •
- Big sitting room with large granite fireplace • Kitchen/breakfast room • Garden room •
- Family room with ample space for home offices • Landing and bright bathroom •
- Three first floor double bedrooms and one second floor double bedroom •



GROUND FLOOR  
APPROX. FLOOR  
AREA 990 SQ.FT.  
(91.9 SQ.M.)

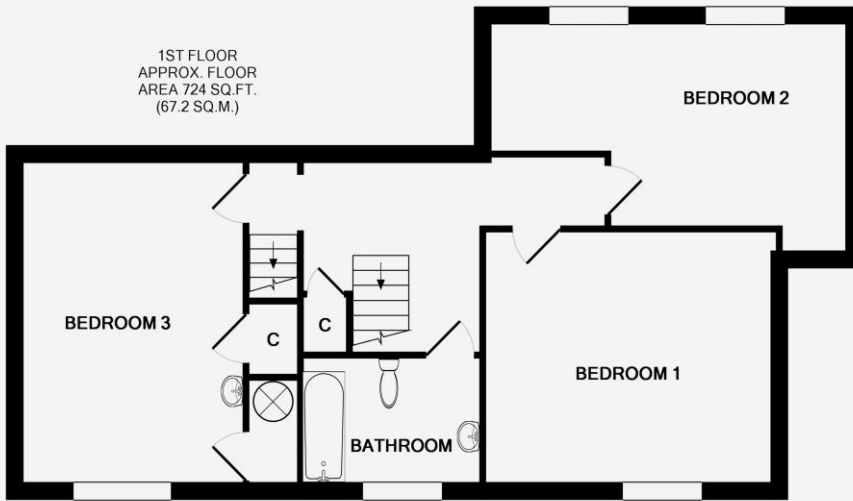


TOTAL APPROX. FLOOR AREA 1929 SQ.FT. (179.2 SQ.M.)

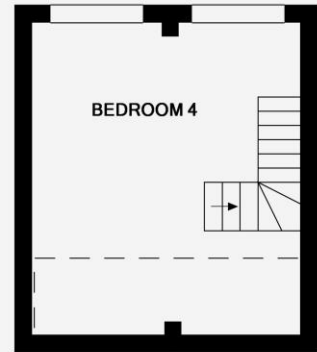
Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn exactly to scale. Made with Metropix ©2018



1ST FLOOR  
APPROX. FLOOR  
AREA 724 SQ.FT.  
(67.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 215 SQ.FT.  
(20.0 SQ.M.)



## The Property

Merchant House was formerly known as Moorside and is a substantial granite built Grade II Listed home with generous accommodation. On the ground floor are three reception rooms, one with a large granite fireplace and another with a woodburner and there is plenty of space for home offices. The kitchen/breakfast room is of a good size with a walk in pantry and there is also a ground floor w.c./laundry room. Upstairs on the first floor is a bright bathroom and three double bedrooms whilst on the top floor is another double bedroom. The property has ground floor underfloor heating with radiators upstairs. Outside at the front is a parking bay and patio, whilst to the rear is a lovely garden with a big patio and lawn with views to Cosdon Beacon.

## Situation

Merchant House enjoys a view to Cosdon Beacon from many windows and the garden yet the house is in the centre of this thriving village which has a primary school, preschool, two pubs and a village shop with delicatessen and post office, two village halls, playing fields and tennis courts. Direct access onto the moor is only a few hundred metres away. The town of Okehampton is only about 3 miles away, the A30 dual carriageway only about 2 miles and Exeter is approximately 18 miles.

## Accommodation

### Entrance

The heavy oak front door which has two glazed panels leads into the entrance vestibule.

### Vestibule

This has a travertine floor, a wall mounted meter cupboard, a ceiling light point and a fully glazed door to the hall and a latched door to the w.c./laundry room.

### WC/Laundry 6' 0" x 5' 0" (1.83m x 1.52m)

Fitted with a low level w.c. and a basin with chrome fitted taps and a towel rail, a stone effect work top, plumbing and space for a washing machine. There is a ceiling light, extractor fan, ceramic tiled floor and a built in shelved cupboard.

### Hallway 15' 10" x 6' 3" (4.82m x 1.90m)

Travertine floored with underfloor heating and an individual wall mounted thermostat. One side wall is painted granite with a date stone. There are two ceiling light points, a staircase to first floor, an understairs cupboard, exposed ceiling joists, a stable door to the kitchen and latched doors to the sitting room and garden room.

### Living room 15' 9" x 15' 7" (4.80m x 4.75m)

A virtually square room which is spacious and full of character with a large structural beam, exposed joists and a large granite fireplace with a Bressemer beam, granite hearth and a wood burning stove. The floor is laid to oak with underfloor heating and an individual wall mounted thermostat. A broad window and window seat look out to the village street, there is a feature painted plaster and oak wall, a shallow built in oak cupboard, a TV point, four spotlights and two wall light points.

### Kitchen 12' 7" x 19' 0" (3.83m x 5.79m) maximum



The kitchen has a clay tiled floor and a range of fitted base and wall cabinets with stone worktops and a built in stainless steel sink and mixer tap and tiled splashbacks. The units have a built in dishwasher, wine cooler and space for a range cooker with a fitted Rangemaster extractor/circulator hood with lights. Two kick panel electric heaters are fitted, one ceiling light, two pendant light points and two spotlights. The room is big enough for a breakfast table and chairs and has two rear facing windows and double doors to the patio and garden. A walk in pantry (11' 11 x 2' 5) is off to one side of the kitchen.



**Garden room 17' 5" x 9' 5" (5.30m x 2.87m) plus door recess**



With a view to Cosdon Beacon, this room has a broad window to the rear and glazed double doors to the patio and garden. The floor is laid with oak and has underfloor heating with an individual wall mounted thermostat. A plinth and shelf sits at one end of the room with a recessed alcove above. The ceiling has painted joists and a pair of glazed double doors to the family room. The recessed fireplace has a fitted woodburning stove with a slate hearth.

**Family room 19' 5" x 13' 3" (5.91m x 4.04m) narrowing to 9' 4"**

A spacious room with a broad front window looking out to the village street. The room has a built in desk and drawers and built in cupboards concealing the circuit breakers, Aztec electric central heating boiler and circuit breakers. The floor has underfloor heating and an individual wall mounted thermostat.

**First floor landing**

A multi level landing with a white balustrade, high ceilings, a staircase to the second floor and panelled doors to all rooms. A shelved cupboard is fitted and there is a pendant light point.

**Bathroom**



The bathroom has a front facing obscure glazed window, a white bath with shower and bath splashbacks, a shower screen and shower curtain rail and a built in thermostatic shower. There is a low level w.c. and wash hand basin set into a tiled surface and vanity unit. An extractor fan is fitted, a pendant light point and a radiator. The floor is laid with pebble effect tiling.

**Bedroom 1 14' 6" x 12' 3" (4.42m x 3.73m)**



This bedroom has a high ceiling and a front facing window. The ceiling is high and the room can take a four poster bed with ease. It has a pine floor and a single panel radiator.

**Bedroom 4 17' 4" x 9' 4" (5.28m x 2.84m)**



A rear facing room with a view to Cosdon Beacon through two windows. The floor is old pine and there is an old cast iron fireplace, fitted shelving and a double panel radiator.

**Bedroom 2 16' 0" x 11' 3" (4.87m x 3.43m)**



A bright front facing room with a broad window, a painted beam and ceiling joists, three wall light points, a deep window sill and a double panel radiator. There is a built in cupboard and an airing cupboard with an insulated hot water cylinder, immersion heater and shelving.

**Second Floor**

**Bedroom 3 13' 6" x 15' 6" (4.11m x 4.72m) into eaves**



A staircase with white balusters leads up to this room which has a white balustrade surrounding the stairwell. There are exposed roof trusses, a great view to Cosdon Beacon through two windows, two wall light points and a double panel radiator.

**Exterior**

**Front**

At the immediate front of the house is a cobbled parking bay, a patio and a carriage lamp.

**Rear Garden 47' 0" x 46' 0" (14.31m x 14.01m)**



At the immediate rear of the house is a large patio which has a southerly aspects and granite retaining walls behind which is a lawned area. There is a maturing wisteria and shrubbery border. There are three carriage lamps, granite and limestone walls to either side boundary and a beech hedge to the rear.

**Shed 8' 0" x 6' 0" (2.44m x 1.83m)**

With power and light

**Greenhouse 8' 0" x 6' 0" (2.44m x 1.83m)**

Aluminium framed.

**Services**

Mains electricity, water and drainage

**Council tax**

C

**Directions**

Once you are in South Zeal seek out the Oxenham Arms pub and on the lower side is Merchant House.

**Viewing by appointment only**

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