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Elizabeth House, Gregorys Court, Chagford TQ13 8AP

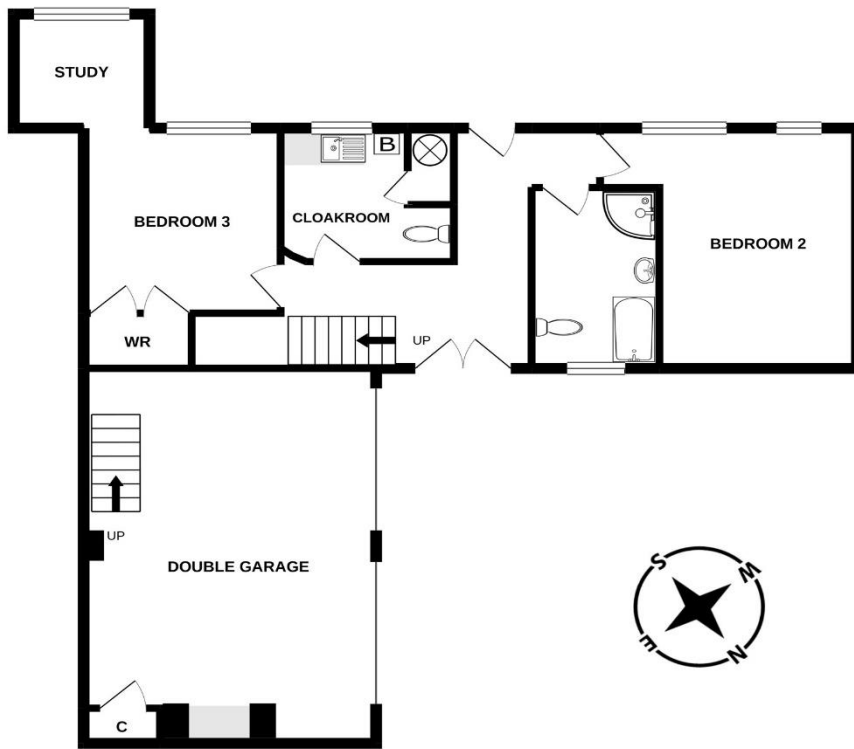
Price : £885,000 Freehold



- A spacious granite home set on a quiet private courtyard in the centre of Chagford •
- South facing view and 95 foot/28.93m walled garden • Off street parking and garage •
 - Two ground floor bedrooms with a bathroom and utility room •
 - Very large first floor living room with a gas flame effect stove view •
 - Big kitchen/breakfast room with an Aga and most major appliances •
 - Master bedroom with an ensuite shower room •



GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR
815 sq.ft. (75.7 sq.m.) approx.



2ND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 1937 sq.ft. (180.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Property

Elizabeth House was comprehensively refurbished two years ago to include a new roof, rewiring and a new heating system, new bathrooms and a new kitchen. It is a granite house set on two sides of its own private courtyard and at the rear there is a beautiful south facing walled garden. All this right in the centre of the ancient Stannary Town of Chagford, yet in a really quiet, traffic free situation. This unlisted character home of 1939 sq ft/180.139 sq m is on three levels with a large first floor living room overlooking the walled garden to the view of Meldon Hill beyond. The accommodation comprises two double bedrooms on the ground floor, a study area, a bathroom and a utility room and granite walled entrance hall. On the first floor is the large living room which has a gas fired flame effect stove and a spacious kitchen/breakfast room, whilst on the third floor there is a main bedroom with an ensuite shower room. From the courtyard there is access to a large garage and space for two cars on the yard. The property is double glazed and heated by mains gas. This is a gem and really must be viewed to appreciate both the convenience of its situation and the lovely garden and view.

Situation

Located just 60 level paces from The Square in the ancient Stannary Town of Chagford, yet set on a quiet courtyard off road. Elizabeth House is very well positioned to enjoy the excellent access to Chagford's superb amenities which include day to day and specialist shops, pubs and cafes, a primary school, pre school and Montessori, parish church, Roman Catholic church and chapel and excellent sports facilities with a football and cricket pitch, a pavilion, tennis club, bowling club, skate park, children's playground and an open air swimming pool in the summertime. The town is surrounded by countryside, riverside and moorland walks and the A30 is only about 5 miles away and Exeter about 20 miles.

Entrance hall 14' 0" x 13' 1"max (4.26m x 3.98m)



Gothic arched oak double doors lead into the Tavistock slate floored hall with an inset mat well. There are oak capped granite stairs to the first floor levels and matching oak balusters. Latched wooden doors lead to all the ground floor rooms and a part multi paned double glazed door leads out to the rear porch, terrace and walled garden. There is an exposed granite feature wall, some expertly shaped plasterwork, an ancient tethering ring and a recessed post box with a wooden door. A double panel radiator is fitted and there are four LED downlighters.

W.C./utility room 6' 11" x 8' 7" (2.11m x 2.61m)



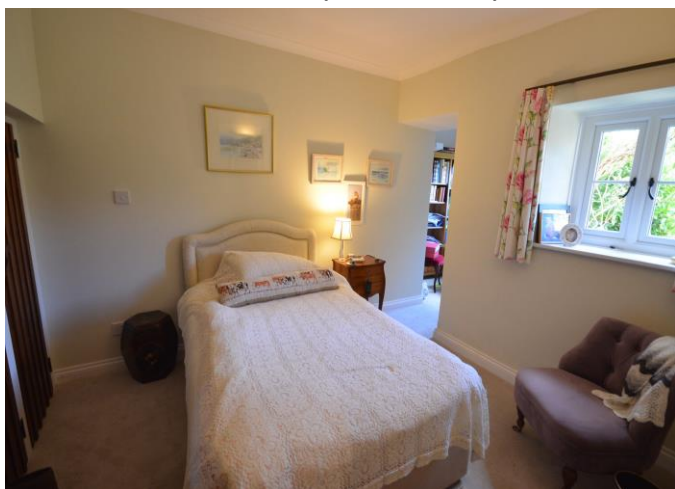
This is fitted with a smart oak work surface and base unit incorporating a single drainer stainless steel Franke sink with a chromed mixer tap with tiled brick effect splashbacks set beneath a double glazed window, a new low level w.c. with a concealed cistern behind an oak panel, a new Worcester gas fired central heating boiler and an airing cupboard with a new insulated hot water cylinder with an immersion heater and timer. The floor is laid with Tavistock slate and there are two LED downlighters.

Bedroom 2 13' 1" x 9' 10" (3.98m x 2.99m) plus door recess



This double bedroom has two double glazed windows looking out to the walled garden, painted cills, a coved ceiling, one wall light scone, four power points and a single panel radiator.

Bedroom 3 10' 4" x 9' 9" (3.15m x 2.97m)



This modest double bedroom has a built in double wardrobe with solid wood doors, a double glazed window looking out to the terrace and garden, a coved ceiling a single panel radiator and an opening to the study.

Study 6' 8" x 6' 0" (2.03m x 1.83m)

A compact study with a broad double glazed window looking out to the garden, coving and two LED downlighters.

Bathroom 9' 6" x 6' 0" (2.89m x 1.83m)



A newly fitted bathroom with a white suite comprising a short bath with a mixer tap, a handle and tiled splashbacks, a corner shower with a curved shower screen and door and a fitted chromed thermostatic shower with a rain shower head and a shower wand, a wall mounted wash basin with vanity drawers beneath and a mirror with lights and a shaver point above, a low level w.c., a chromed plumbed heated shower and a vinyl floor. There is a new double glazed window and a ceiling light point.

Living room 41' 1" x 13' 3" (12.51m x 4.04m) including stairwell



This a beautiful big room has three new, large double glazed windows looking out over the walled garden to Meldon Hill to the south. Two further double glazed windows to the front overlook the courtyard and ensure excellent natural light. The ceiling is coved and there are three wall light points and three pendant light points. The room has a new gas fired flame effect stove set on a slate hearth with a granite wall and slate mantel and fireplace surround set behind it. Some low recessed bookshelves are fitted and there is a wooden balustrade protecting the stairwell, two double panel radiators and ceiling coving.

Kitchen/breakfast room 20' 2" x 14' 5" (6.14m x 4.39m) narrowing to 12' 2" (3.71m)



This well fitted kitchen comprises a smart range of base and wall cabinets with panelled doors and copper alloy handles and extensive oak work surfaces with ceramic brick effect splash backs and worktop lighting. In addition to the mains gas fired Aga there are AEG major appliances including a glass halogen hob with a fan oven and grill below and a cooker hood and lighting above. A dishwasher and fridge/freezer are also fitted. The sink is a Schock black composite with a mixer and spray hose tap. A slim pine cupboard door opens to a useful broom cupboard and within the kitchen units are carousel shelves and large pan drawers. The kitchen window overlooks the courtyard at the front and there are three LED downlighters and two twin spotlight fixtures above the breakfast bar. The breakfast area has a TV point, Open Reach point, a further window overlooking the courtyard, a coved ceiling and four LED downlighters. A pine panelled door leads to the staircase to the master bedroom and a further matching door leads to the staircase down to the garaging. Both the kitchen and breakfast areas have a natural pine floor.

Master bedroom suite 21' 1" x 15' 8" (6.42m x 4.77m)



A dedicated staircase leads up to the master suite from the kitchen. A white painted balustrade protects the staircase and a pine panelled door leads into the ensuite

shower room. The bedroom is spacious with two large windows looking out over the courtyard and there is a bank of built in pine double wardrobes. A wall light scone is fitted, an LED downlighter, ten power points, and there is a single and a double panel radiator.

Ensuite shower room



Fitted with a white suite of shower tray with glazed screen and sliding door and a built in thermostatic shower with a rain shower head and shower wand. A low level w.c. is fitted and a pedestal wash hand basin with tiled splashbacks, a shaver/light, extractor fan and a chromed, plumbed heated towel rail. A window faces out to the courtyard.

Garage 15' 0" x 17' 10" (4.57m x 5.43m)

Two wooden up and over doors open out to the courtyard and the garage has a concreted floor, new household circuit breakers, power and fluorescent lighting. To one side of the garage is the old brick stove that would have been used to do laundry in years past.

Exterior

Courtyard 23' 10" x 23' 4" (7.26m x 7.11m)



Tall double iron gates lead into the courtyard from Gregory's Yard which leads out to Mill Street. The courtyard is concreted with some cobbled edges and has

two raised granite corner planters, a movement sensitive carriage lamp and a further iron pedestrian gate to the covered pedestrian access to Mill Street.

Walled garden 95' 0" x 65' 0" (28.93m x 19.80m)



At the immediate rear of Elizabeth House is a slated covered porch on timber uprights which leads onto the paved terrace (46'x11'9"/14.02 x 3.58) that stretches across the whole rear of the house. Three flights of four granite steps lead up to the main garden from the centre and edges of the terrace and there is a pergola with a mature Wisteria for shade in the summer. The garden faces in a southerly direction with a view of Meldon Hill above the granite walls. The garden is mostly laid to lawn with shaped shrubberies and flower borders and there is a granite built, open fronted shed in one corner of the garden for storage of gardening equipment.

Note:

Prior to the refurbishment of Elizabeth House an architects proposal envisaged integrating the garage into the body of the house, to give four bedrooms, each with an ensuite bathroom and a ground floor 'Great Room' with a wall of glass opening to the rear garden. This proposal received an " in principal " pre planning approval from the Dartmoor National Park Authority.

Services

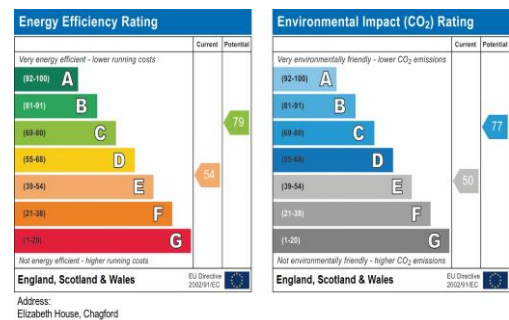
Mains gas, electricity, water and drainage.

Council Tax Band

Band G

Directions

From Fowlers walk to the top of The Square and turn right into Mill Street. After about 45 paces on the left there is a covered walkway with an iron gate at the far end. Walk up it and into the privately owned courtyard at the front of Elizabeth House.



Viewing by appointment only

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