

**fowlers**  
properties



**Meldon Heights**  
Chagford, Devon TQ13 8EG

**£1,100,000 Freehold**





## The Property

Meldon Heights is set on 2.51 acres of garden and paddocks in an elevated position with spectacular panoramic far reaching views across the moor towards Haytor. It has direct access onto Meldon Hill for walking and riding. The property has planning consent to create a new home on the site that is presently occupied by a sturdy five bedroom detached home which is in good condition throughout. The accommodation comprises an entrance porch, spacious hallway, sitting room with multi fuel stove, large kitchen/dining room, shower room/w.c., utility room, principal bedroom and ensuite shower room and two single bedrooms on the ground floor. Upstairs are two good double bedrooms and a smart bath/shower room. The property is double glazed to all windows and centrally heated by a Biomass boiler which is located in the large double garage. A modern timber framed stable building is located close to the house and this has direct access to the paddocks which are bounded by post and rail fences. There is plenty of parking and space for turning. Fowlers strongly advise viewing to properly appreciate the position, house and potential of this site.

## Situation

Meldon Heights is located on the southern flank of beautiful Meldon Hill in an elevated position enjoying spectacular views of the moor and Haytor in the distance. The property has unrivalled access to Meldon Hill for walking and riding. The ancient Stannary town of Chagford is less than two miles by lane and has excellent amenities including a Primary school, Pre-school and Montessori school, a library, Parish church, Roman Catholic church and chapel, surgeries for doctor, dentist and vet, four pubs, cafes and day to day and specialist shops. There are good sports facilities with a football and cricket pitch, a sports pavilion/clubhouse, a tennis club, bowling club, play park, skate park and an open air swimming pool in the summertime. The A30 dual carriageway is about 6 miles and Exeter is approximately 23 miles.

**Council tax band** Band F

## Services

Mains electricity, compliant septic tank drainage, private water with a filtration plant.

## Directions

From Fowlers double doors turn left to the top of The Square and then turn left into High Street. Pass the Three Crowns and The Globe and turn right into New Street. Follow New Street out of town and up the steep hill passing Meldon Hall on the right and then taking the first lane on the right. This is quite a narrow lane and it leads to the back of Meldon Hill where there is a level area and a small parking lay-by. Park on the lay-by and the gate into Meldon Heights is on the corner.

- A five bedroom detached family home in a spectacular setting with direct moorland access
- Far reaching views of Dartmoor
- Planning permission to build a replacement home
- Plenty of parking and double garage
- Sitting room with fireplace and multi fuel stove
- Large kitchen/dining room
- Two bath/shower rooms plus one ensuite shower room
- Private water and compliant private drainage
- Smart stable building with a hay barn
- 2.51 acres in all

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>		
(21-38) <b>F</b>	38	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



### Entrance

The gated access leads across a cattle grid onto the private gravelled drive and parking area for Meldon Heights. The broad recessed porch has an exterior light and a hardwood panelled front door.

### Hallway

This is a large reception hall with an oak floor, fitted spotlighting, oak doors to all rooms, an oak floored corridor serving the three ground floor bedrooms, utility room and shower room/w.c. and a broad opening into the large kitchen/dining room which lets lots of natural light through to the hall. A staircase leads to the first floor with an understairs storage cupboard built-in.

### Sitting room

This is a bright room with good views and a large pair of upvc double glazed patio doors to the garden and three further double glazed wooden windows. It has a Minster stone fireplace and hearth with a multi-fuel stove and a large double panel radiator. The ceiling is coved, a pendant light point is fitted and there are a pair of oak glazed doors that lead through to the kitchen/dining room.

### Kitchen/dining room

This is a spacious, bright room with three large south facing windows looking out across the land and garden to the moorland views. One end of the room is a dining area and the other has the fitted kitchen which has a good range of base and wall cabinets with stone effect roll top work surfaces incorporating a one and a half bowl stainless steel sink and mixer tap, an under counter fridge and separate freezer, an automatic dishwasher and space for an electric cooker or upright fridge and an electric cooking range. There are two pendant light points and two double panel radiators.







#### **Shower/w.c.**

Fitted with a fully tiled shower with glazed panels and a sliding glazed door, a built in thermostatic shower with rain shower head and shower wand, a pedestal wash hand basin, low level w.c., tiling to chest height, a wooden obscure glazed double glazed window, wall light point and a dual fuel chromed heated towel rail.

#### **Utility room**

A part glazed oak door leads into the utility room which is fitted with a range of base and wall cabinets with roll top stone effect worktops, a single drainer stainless steel sink, space and plumbing for a washing machine and dryer, a vinyl floor and a door to the through passage between the house and garage.

#### **Bedroom 1**

This is the principal bedroom which has a broad wooden double glazed window and great views to the moor. It has plenty of space for wardrobes, a double panel radiator and a door to the ensuite shower room.

#### **Ensuite shower room**

A smart shower room with a fully tiled shower, a glazed screen and a built in thermostatic shower with rain shower head and shower wand. The room is tiled to chest height and has a wall light point, a porcelain wash hand basin with vanity unit, a low level w.c., a tiled window sill, vinyl floor and a plumbed dual fuel heated towel rail.



### Bedroom 2

A good single bedroom with a double glazed wooden window to the side with a view to Nattadon Hill, pendant light point and single panel radiator.

### Bedroom 3/study

A nursery, single bedroom or study with a wooden double glazed window looking to the side across to Nattadon Hill, a single panel radiator and a multi paned door and pendant light point.

### First floor landing

The stairwell is naturally lit by a velux double glazed skylight and it has a large double linen cupboard with a highly insulated hot water cylinder and the water treatment plant filters, a pendant light point and oak part glazed doors to both bedrooms.

### Bedroom 4

A generous double room with a double glazed wooden window in the dormer, a pendant light point, double panel radiator and eaves storage access. There is a great view across the moor towards Haytor.

### Bedroom 5

A good double room with a double glazed wooden window set into a dormer, a pendant light point, double panel radiator and access to eaves storage.

### Family bathroom

A smart bathroom with a velux double glazed window and an 'L' shaped bath with shower screen and built in thermostatic shower with rain shower head and shower wand. A low level w.c. is fitted, a pedestal wash hand basin, wall light point, ceramic tiled floor and a dual fuel heated towel rail.







## *Exterior*

### **Double garage**

Between the house and garage is a covered through passageway which shelters the pedestrian doors to the utility room and garage and provides a good space to hang washing out of site in a sheltered spot. The double garage has a pair of hardwood metal framed up and over doors, power and light, a concrete floor and a compact Biomass boiler with a hopper that lasts about 10 days once filled.

### **Stables**

The stable and barn are built by Fingle Farm Buildings and are timber framed with two loose boxes, a central grooming area and a feed store and barn with its own double doors for ease of access. There is power, light and water. An aluminium framed greenhouse is attached to one wall of the building.

### **Gardens**

The garden area is separated from the paddocks by a chestnut post and rail fence. It is mostly laid to grass and has a patio outside the sitting room. A pathway leads around the rear and out to the front of the property. A paved pathway leads from the house to the stables.

### **The paddocks**

Extending to about 2 acres, the land is bounded by Tornado stock and horse proof fencing with the paddocks divided by chestnut post and rail fences and it is well managed to prevent over grazing.

### **Planning permission**

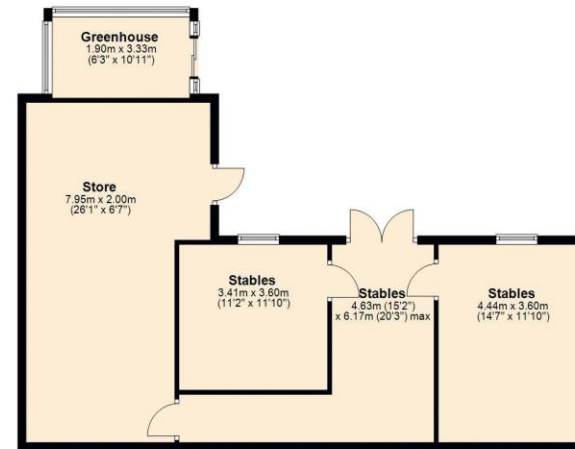
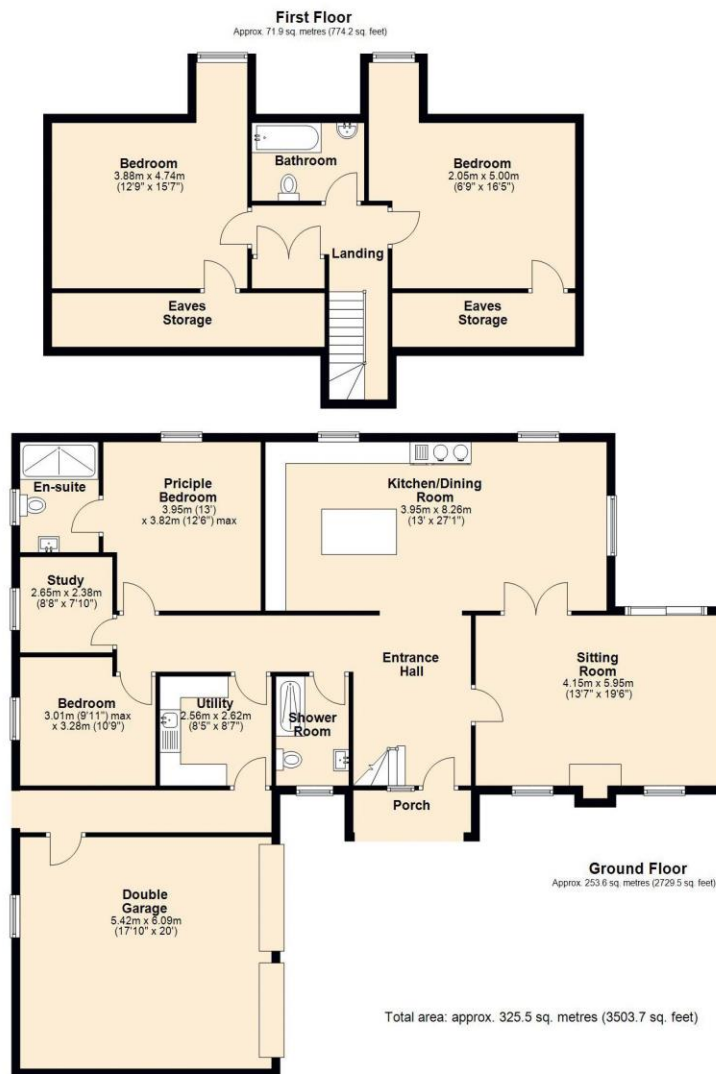
The property has a planning permission to demolish and replace the existing house (Dartmoor National Park planning reference: 0572/19).











### VIEWING BY APPOINTMENT ONLY

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