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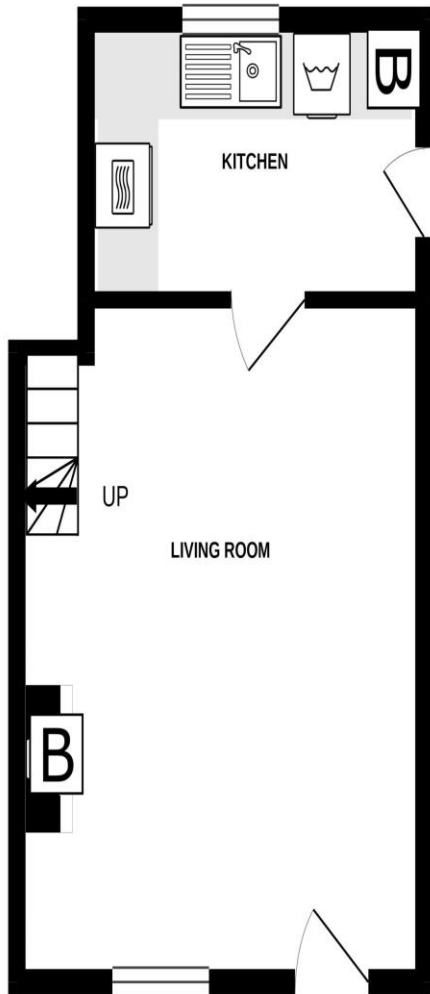
Price : £399,950 Freehold



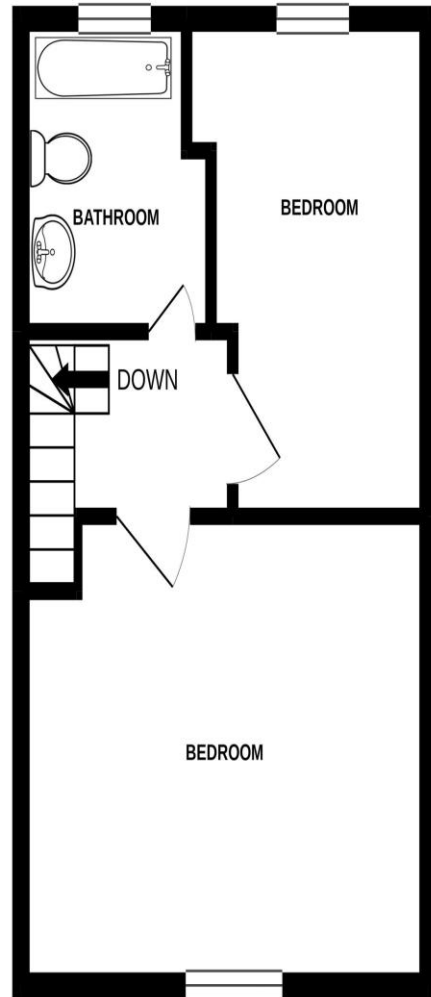
- A charming end terrace granite cottage with a courtyard and one bedroom annexe with garden •
 - Just 200 meters to town square • Character living room with granite fireplace •
 - Fitted kitchen with hob, oven and hood • Two bedrooms and a bath/shower room •
 - Gas fired central heating • One bedroom self contained annexe with 60 foot garden •
 - Living room with kitchenette • Ensuite double bedroom •



GROUND FLOOR
26.0 sq.m. approx.



1ST FLOOR
28.2 sq.m. approx.



TOTAL FLOOR AREA : 54.2 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

This is a traditional stone built cottage and a self contained one bedroom annexe. The cottage has thick walls and many character features including the large granite fireplace with a wood stove, a kitchen with fitted units and a hob, oven and hood, a curved staircase, two bedrooms and a bathroom with a bath and shower above. To the rear is an enclosed paved courtyard. Behind the courtyard is the granite built one bedroom annexe with a living room and kitchenette and a double bedroom with an ensuite bathroom upstairs. At the rear is a 60' garden. These lovely, sturdy Dartmoor stone cottages are a delight and this property should be viewed to be fully appreciated. During the Covid19 crisis Fowlers are still open for calls and emails, and many of our properties have 3D laser video tours available for virtual viewings.

Situation

This cottage is only a short walk to Chagford's bustling town square where there is a wide variety of day to day and specialist shops, pub and cafes. Chagford is a vibrant community with a primary school, pre school and Montessori, a parish church, Roman Catholic church and chapel, a library and full time surgeries for doctor, dentist and vet. The town is surrounded by countryside, riverside and moorland walks and sports facilities include a football and cricket pitch and pavilion, a tennis club, bowling club, skate park, children's play park and an open air swimming pool in the summertime. The A30 dual carriageway is about 5 miles away and Exeter is approximately 20 miles.

The Cottage

Porch

A granite porch with a slated roof and front door to the living room.

Living room 14' 1" x 13' 8" (4.29m x 4.16m)



This room has great character with a large granite

fireplace with an oak bressemer beam, a raised slate hearth and a fitted wood burner with a lined flue. There is a window seat set beneath the two casement double glazed wooden window, a central ceiling light point, a single panel radiator, and an oak framed opening to the curved cottage staircase which has a storage cupboard beneath.

Kitchen/breakfast room 11' 5" x 6' 1" (3.48m x 1.85m)

The kitchen has a ceramic tiled floor and fitted base and wall cabinets with wood effect work surfaces, a fitted halogen hob with a circulator hood and light above and an electric fan oven below. A single drainer stainless steel sink and a mixer tap are fitted beneath the window to the rear which looks out to the paved courtyard. A spotlight track is fitted and there are two steps up to the side door. The kitchen is large enough for a small breakfast table.

First floor

The staircase winds up to a landing with a solid balustrade and painted timber doors to all rooms. A loft hatch leads to the insulated void.

Bedroom 1 13' 8" x 10' 6" (4.16m x 3.20m)



A front facing double bedroom with a double glazed wooden front window with a window seat, a single panel radiator, a ceiling light point and a recess alongside the chimney breast for a wardrobe.

Bedroom 2 11' 4" x 7' 0" widening to 8' (3.45m x 2.13m)



A rear facing single room with a window seat and double glazed window, a central light point, one wall light point and a single panel radiator.

Bathroom 7' 0" x 6' 4" (2.13m x 1.93m)



Three quarters of the walls are tiled to ceiling height with limestone effect ceramic tiles with a decorative frieze. The cast iron bath has a painted timber clad side panel and there are two chromed taps and a built in thermostatic shower above the bath with a glazed, hinged shower screen. A white pedestal wash hand basin is fitted, a low level w.c., a wall mounted heated towel rail, a ceiling light point and a double glazed rear facing window.

Exterior

Yard 13' 4" x 9' 2" (4.06m x 2.79m)

The yard is paved and sheltered and is the ideal place for pots and a small table and chairs in good weather. A paved path leads alongside the cottage to a gate to Lower Street and also serves the annexe to the rear.

The Annexe

Annexe entrance

A canopy porch shelters the painted timber front door and there is a wall mounted exterior light.

Living Room 15' 2" x 12' 7" (4.62m x 3.83m)



This is a combination living area with a kitchenette and it has a cork floor having been dry lined and restored. There are painted beams, two wall light points, two fitted electric convector radiators, a ceiling spotlight fixture, a staircase to the first floor and a pair of double glazed doors to the rear garden. In one corner and partly screened is a kitchenette with a moulded Corian work top with an inset stainless steel sink and a mixer tap. An AEG hob with two halogen rings is fitted and beneath it is a Bosch electric fan oven. Splashbacks are tiled, there is a work top light, fitted shelving and a space beneath the counter for a small under counter fridge.

Annexe bedroom 12' 8" x 10' 0" (3.86m x 3.05m)



The staircase rises to this bedroom which has a cork floor and a high ceiling with some painted exposed roof timbers. A double glazed window looks to the front and there is a velux double glazed skylight above the stairwell and another for the bedroom area. Two walls have painted wainscoting and these are topped with shelves

and there is a small built in cupboard. An electric convector heater is wall mounted.

Ensuite bathroom

This is cork floored and has 3 obscure glazed internal windows to naturally light the space. It is fitted with a white panelled bath with a shower/mixer tap, a wash hand basin with tiled splashbacks and a low level w.c. An electric heated chromed towel rail is fitted and a wall mounted warm air heater and an extractor fan

Garden 60' 0" x 18' 6" (18.27m x 5.63m)



To the rear of the annexe is a paved patio and a lawn with flower borders to one side and raised planters behind sleepers to the other. The garden faces in a southerly direction and at the end of the garden is an old shed which is ivy covered and a granite boundary wall.

Services

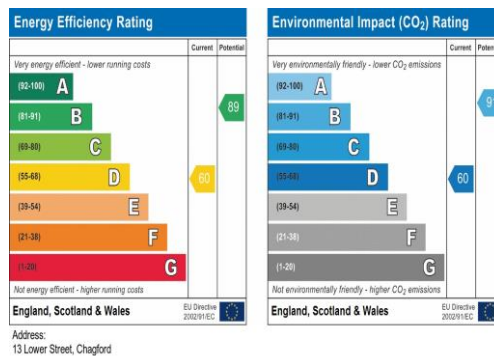
Mains gas, water, electricity and drainage are supplied to the cottage. The annexe has all the above except for mains gas.

Council Tax Band

Band B

Directions

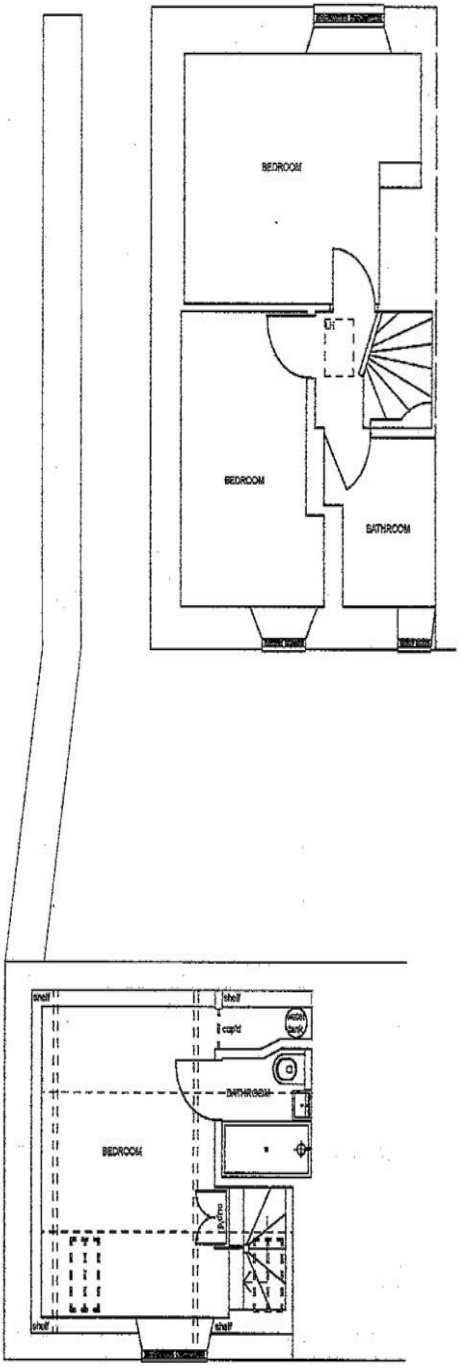
From Fowlers front doors turn right and walk down out of The Square past the delicatessen and gallery and the Old Forge Cafe. This is where Southcombe Street begins and at the next right bend Lower Street starts. Walk down the right side of Lower Street and immediately after passing the granite arched entrance to Archway cottage you will come to 13 Lower street. and the pathway to its annexe.



Viewing by appointment only

The particulars are produced in good faith and are set out as a general guide only. The agents cannot accept liability for any inaccuracy or misdescription, and these particulars do not constitute any part of a contract and the purchasers should satisfy themselves as to each and every particular. No person in the employment of Fowlers Chagford LTD has the authority to make or give any representation or warranty whatever in relation to any property.

EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN

