

kw EXETER
KELLERWILLIAMS. REALTY

36 Mill Street
Chagford
Newton Abbot
TQ138AR



Luke Jones

A MOVING EXPERIENCE

kwexeter.com

luke.jones@kwuk.com

07587474035





**WELCOME
HOME**

WELCOME TO THE AREA

**LIVING ROOM AND
KITCHEN**

BEDROOMS

OUTDOOR SPACE

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Welcome to Chagford



A Home for Every Lifestyle

With its blend of historic charm, modern amenities, and prime location, 36 Mill Street is a perfect choice for those seeking a comfortable and convenient lifestyle. Whether you're a family looking for a spacious and welcoming home, or a couple seeking a quieter life with easy access to nature, this property offers something for everyone.



COME ON THROUGH...

A Home Full of Character

The entrance to the property opens into a bright hallway with high ceilings, elegant crown moldings, and dado rails, immediately showcasing the home's period charm. The ground floor features a cozy living room with a working fireplace, perfect for relaxing or entertaining.

Country Kitchen with Rustic Appeal.



The heart of the home is the rustic country kitchen, combining traditional style with modern amenities. It features farmhouse-style cabinets, solid wood countertops, and an original Victorian range, adding a distinctive touch of character to the space. This well-appointed kitchen is perfect for family gatherings or quiet dinners and provides access to a small, private back patio garden—an ideal spot for morning coffee or cultivating a small herb garden

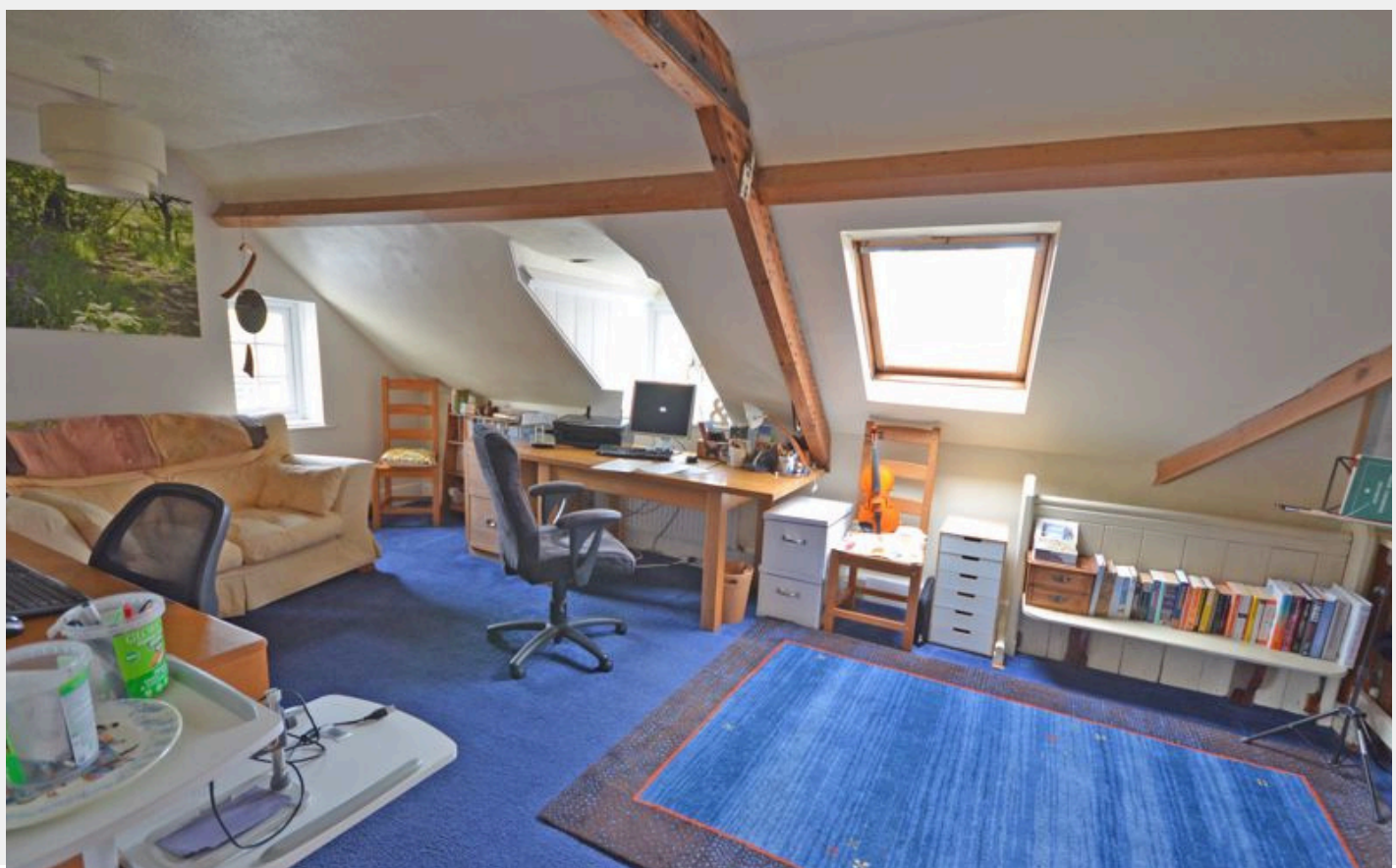
As you pass through a charming panelled door with etched glass from the hall, you'll enter a generously sized sitting room bathed in natural light from a large wooden sash window. The room exudes character with its working fireplace, featuring a striking cast iron grate, tiled insets, and an elegant wooden surround with a mantel shelf. An arched recess with display shelving adds a touch of sophistication, complemented by classic picture rails and a decorative ceiling rose with a central light fixture. For added comfort, a double panel radiator ensures a cozy atmosphere year-round.



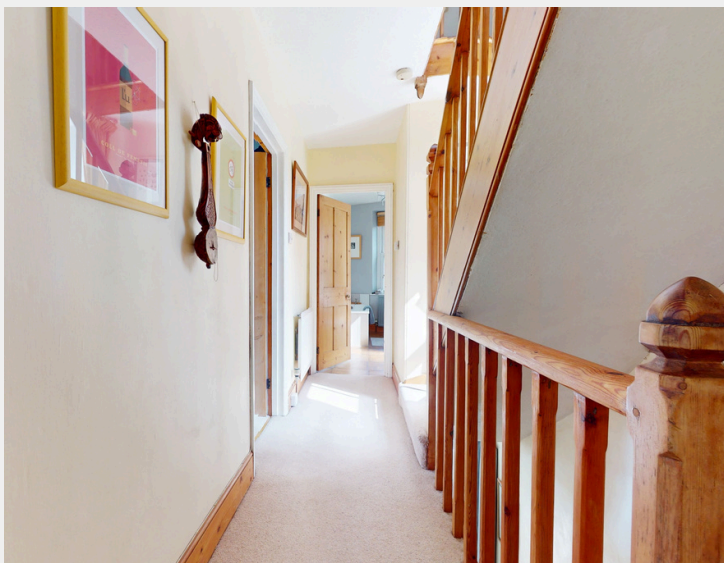
4 BEDROOMS



The first and second floors house four generously sized bedrooms, each with unique character. The master bedroom is a peaceful retreat with large sash windows that offer views of the surrounding countryside. The additional bedrooms provide ample space for family or guests, with flexible use options, such as a home office or an additional sitting room.



This generously sized bedroom offers a dedicated area for both a sitting and dressing space, creating a luxurious retreat. A striking UPVC double-glazed bay window with timber cladding and a matching sash window on the side bathe the room in natural light. Classic picture rails, two pendant light fixtures, and an original cast iron fireplace with tiled insets and a wooden surround add timeless charm. For comfort, the room features both a double and single panel radiator. A charming pine panelled door leads to the elegant bath/shower room, enhancing the room's appeal.



The property is well presented and features double glazing to most windows, gas-fired central heating, and a shallow cellar beneath the house for additional storage. The flexible layout of the home allows for various living arrangements.



BATHROOMS

The two modern bathrooms are tastefully designed to offer both style and functionality, with contemporary fixtures and fittings that cater to the needs of a busy household.





Bathed in natural light from a Velux double-glazed skylight, this bright and airy bathroom is enhanced by two stylish wall light fixtures. The elegant white suite includes a bath with mixer/shower taps, a sleek wash hand basin, and a low-level WC. Decorative touches such as tiled splashbacks and charming pine wainscoting add character, while a single panel radiator and a practical vinyl floor ensure both comfort and functionality.. The second bathroom includes a modern white shower tray with a sleek glazed screen and a Triton T80 electric shower equipped with both a rain shower head and a handheld wand.



OUTSIDE SPACE



Outdoor Space to Relax

At the rear of the property is a charming, paved courtyard garden. This enclosed outdoor space is perfect for al fresco dining, relaxing with a good book, or gardening. The garden, with its mature plants and flowers, offers a sense of tranquility and privacy, making it an ideal retreat from the hustle and bustle of daily life.

36 Mill Street, a Victorian terraced home built in the mid 1800's, is located in Chagford, Dartmoor National Park. This spacious four bedroom, two bathroom property spans three floors & offers 150 square meters of living space, ideal for families or couples seeking historic charm & modern comfort.

THE LOCALITY



Vibrant Community and Scenic Surroundings

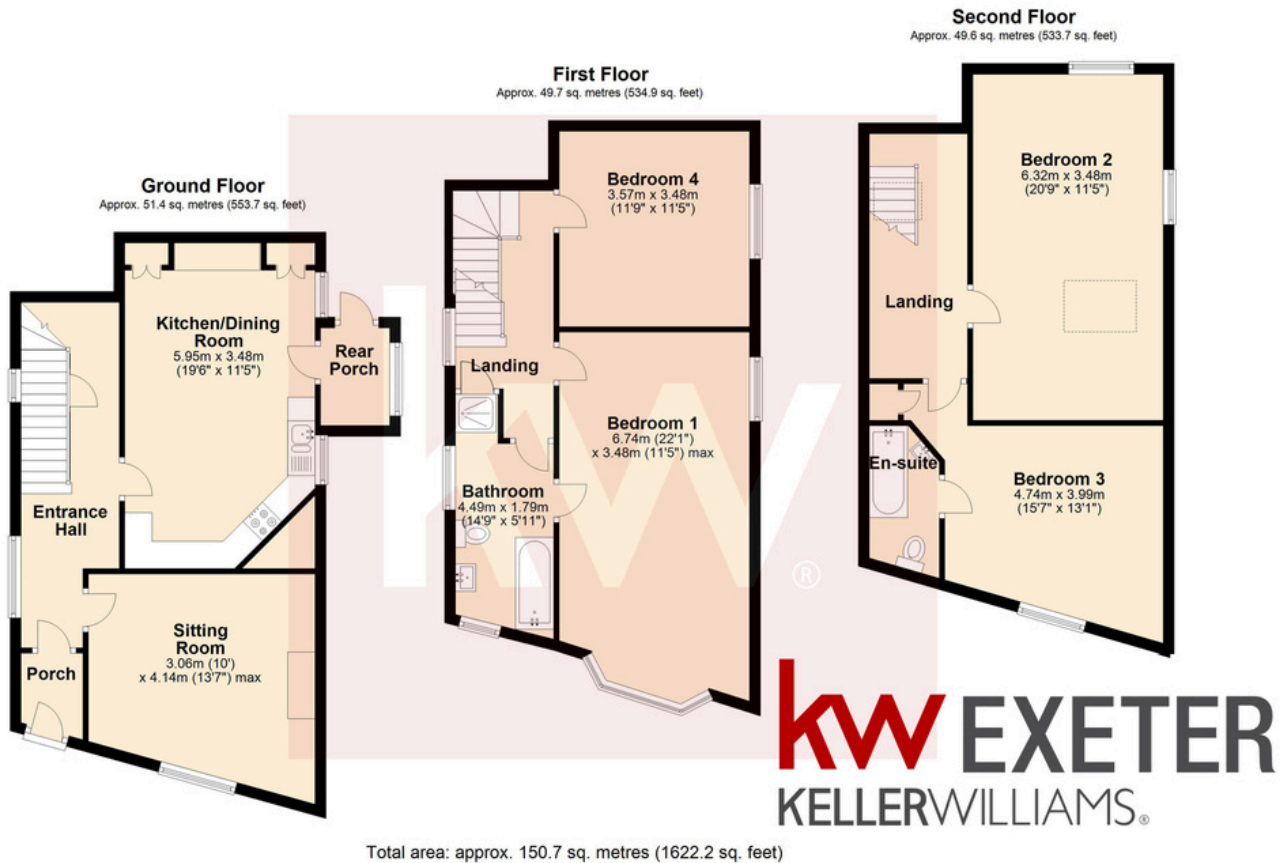
For outdoor enthusiasts, Chagford provides easy access to the stunning landscapes of Dartmoor National Park. The park offers a range of activities, from scenic walks and challenging hikes to summer swimming in the town's river-fed pool, popular with both locals and visitors.



Prime Location with Excellent Connectivity

The A30 is just 5 miles away, providing direct routes to Exeter and regular trains to London Paddington. Exeter International Airport is also within easy reach, connecting you to global destinations. Despite its serene setting, the property is well connected, making it easy to enjoy both the tranquility of rural living and the convenience of nearby urban amenities.

Located just a short walk from Chagford's bustling town square, 36 Mill Street is ideally situated to enjoy all the amenities the town has to offer. Chagford is known for its vibrant community, offering a variety of local shops, cafes, and restaurants.



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To make an appointment to view or if you have any other questions, you can contact me directly on 07587 474035.

I look forward to hearing from you and ensuring you enjoy A Moving Experience with me, Luke Jones and the Experience Team at Keller Williams Exeter.