



St. Levans



STAGS

St. Levans

Chagford, Newton Abbot, Devon, TQ13 8DD

Okehampton 12 Miles Exeter 22 Miles

A contemporary 4-5 bedroom family home set in a semi-rural position just outside the sought-after Dartmoor town of Chagford.

- Beautifully presented family home
- 4-5 bedrooms
- Versatile accommodation
- Integral garage
- EPC - E
- Dartmoor National Park home
- Open plan entertaining areas
- Front and rear gardens
- Freehold
- Council tax band - G

Guide Price £750,000

SITUATION

The property is situated on a private road in a semi rural position only half a mile from the bustling town square in the thriving ancient Stannary Town of Chagford. This ancient Stannary town has an excellent range of shops, services and facilities, pubs, hotels and restaurants. There is a newly constructed primary school, Montessori pre school, library, parish church, health centre and dentist surgery. The town also has a cricket pitch, bowling green, football, tennis and a seasonal open air swimming pool. From Chagford, there is easy access to the A30 dual carriageway, providing a direct link west into Cornwall and east to the cathedral and university city of Exeter with its M5 motorway, main line rail and international air connections. Okehampton is also easily accessible, with its extensive range of shops, services, educational, recreational and leisure facilities. The Dartmoor National Park is famed for its hundreds of square miles of unspoilt scenery with many opportunities for riding, walking and outdoor pursuits.



DESCRIPTION

St. Levans is set in a peaceful location with low-maintenance front and rear gardens, ample private parking, and an integral garage. The home is beautifully presented, having been extended and refurbished around ten years ago to offer stylish, modern living spaces. At the heart is an atrium-style living area with a sleek kitchen, spacious dining area, and comfortable lounge—ideal for daily living and entertaining. The ground floor also includes a guest bedroom and a principal suite with a dressing room and en-suite bathroom with separate shower. Upstairs, there are three additional bedrooms and a family shower room. Modern features include solar panels, double glazing, mains gas central heating, and a wood-burning stove in the sitting room, ensuring comfort and efficiency throughout.

ACCOMMODATION

A few steps from the driveway lead to a covered porch and into a central hallway with engineered oak flooring and stairs to the first floor. To the left is a spacious sitting room with two southwest-facing garden windows and a contemporary wood-burning stove. To the right, a study or library enjoys a large bay window with views of the front garden. Further along the hall is the principal bedroom, complete with an en-suite shower room, dressing room, and a bay window that captures the morning sun. At the rear, the hallway opens into a striking open-plan kitchen, dining, and lounge area. The kitchen features hand-painted Harvey Jones units, quartz composite worktops, integrated appliances, and a bay window breakfast nook. This flows into a bright dining space with an atrium-style ceiling and on to the lounge, which has large windows and French doors opening onto the garden and terrace. A side door from the kitchen leads to a lobby, utility room, and internal access to the integral garage. Off the lounge is a ground floor bedroom with French doors to the garden and a fitted wardrobe. Upstairs, a spacious landing leads to three further bedrooms and a modern family shower room.

GARDENS

A picket fence and gate lead to the front porch, with granite steps rising from the gravelled driveway. The front garden features raised borders behind low granite walls. The driveway offers parking for 6–7 cars, plus a cobbled bay in front of the integral garage. Paths run along both sides of the house. To the rear, a paved terrace adjoins the lounge, with exterior lighting, an outdoor tap, and a power point. The garden includes a level lawn bordered by a Devon bank and a raised-bed vegetable garden—ideal for outdoor living and gardening.

SERVICES

Mains gas, electricity, water and drainage. Note: The drainage is to a South West Water owned septic tank. Solar PV

DIRECTIONS

From Exeter proceed on the A30 dual carriageway west towards Okehampton exiting at Whiddon Down. Proceed through the village and at the next roundabout, turn left onto the A382 signposted Moretonhampstead and Chagford. Continue on this road for approximately 2 miles to Easton Cross and turn right signposted Chagford. After approximately 1 mile, prior to entering the village, take the left onto Broomhill. St.Levans is the 4th property on your left.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

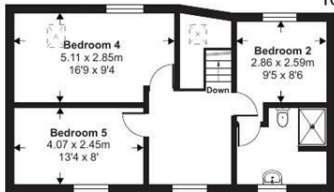
21/22 Southernhay West, Exeter,
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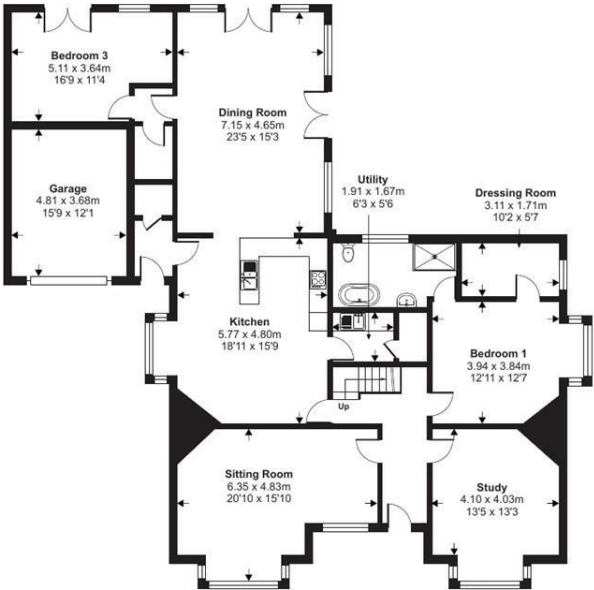
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Approximate Area = 2521 sq ft / 234.2 sq m
Garage = 183 sq ft / 17 sq m
Total = 2704 sq ft / 251.2 sq m
For identification only - Not to scale



First Floor



Ground Floor