




LOWER BURROWS

Throwleigh, Devon



ARTS & CRAFTS GEM

Set in a beautiful position
within the Dartmoor National Park.

			EPC
2	2	3	F
			
			0.20 acres

Local Authority: West Devon Borough Council
Council Tax band: D
Tenure: Freehold

Guide price: £675,000



SITUATION

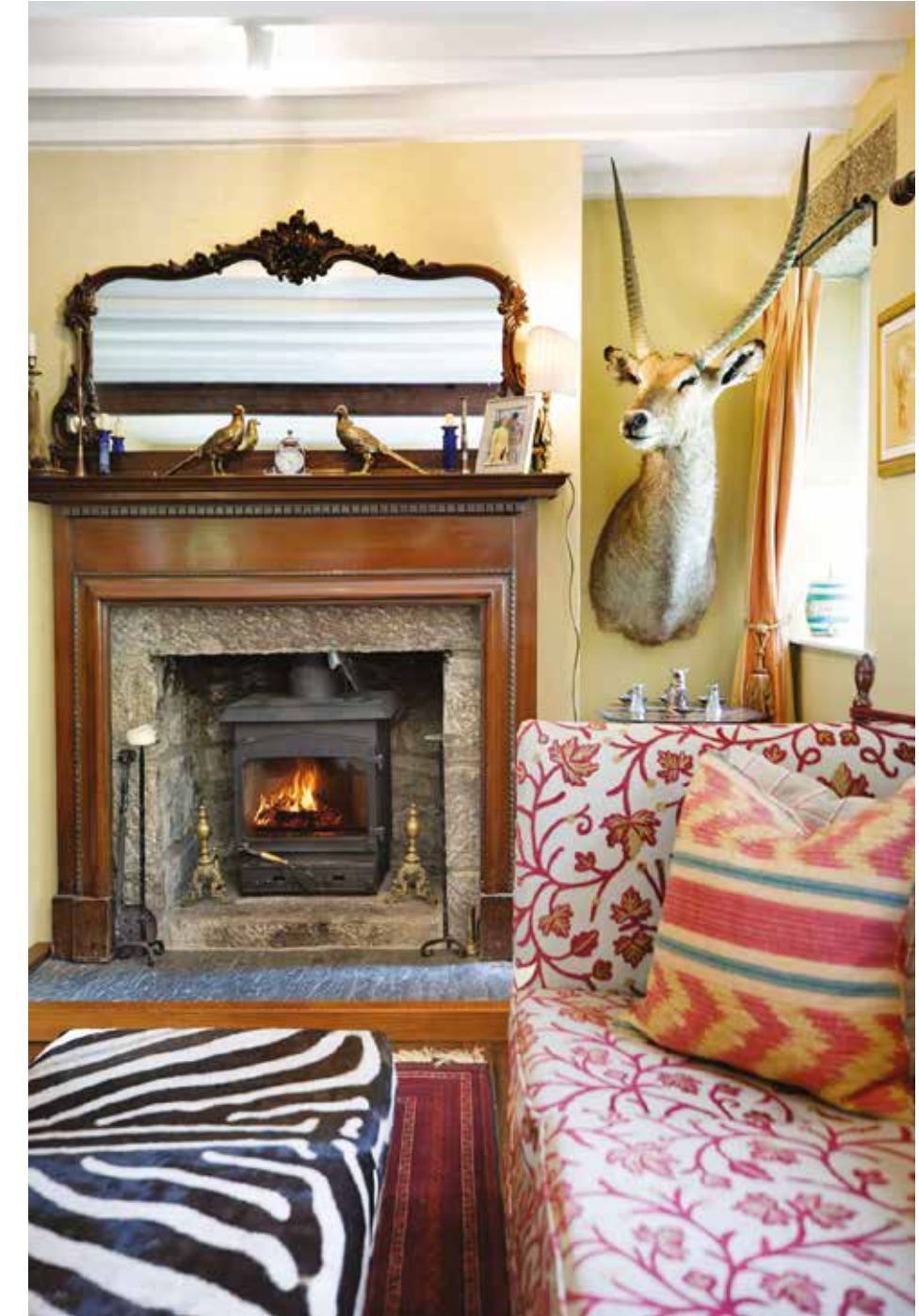
Lower Burrows is situated on the North Eastern edge of the Dartmoor National Park, on a country lane on the edge of the small village of Throwleigh. The nearby towns of Chagford and Okehampton have a range of shops including a Waitrose in Okehampton. The A30 and A382 are both only about two and a half miles away, providing swift access to the wider main road network. Okehampton has a train station with an hourly service to Exeter St David's (34 minutes) and Exeter Central with onward connections to both Paddington and Waterloo. Exeter Airport is about half an hour by car providing flights to UK and international destinations. There are popular primary schools in South Tawton and Chagford plus a range of independent schools including The Maynard and Exeter Cathedral School in Exeter. There is also a mini bus that runs everyday from the village to Mount Kelly school.

Distances: Throwleigh village centre 0.2 mile, A30 & A38 2.5 miles, Okehampton 6 miles, Chagford 2 miles (All distances are approximate).

THE PROPERTY

Set in an enchantingly beautiful position within the Dartmoor National Park, Lower Burrows has gorgeous views of the edge of the moor and enjoys both privacy and tranquility. This Arts and Crafts Gem is an unusual example of a single-storey moorland cottage with rose-clad walls of local granite under a part traditionally thatched roof. It is unlisted and has enormous charm, retaining many of its original fittings including timber floors and white-painted ceiling beams.

It has two good-sized reception rooms and a south-facing oak timbered garden room, with full underfloor heating and double doors that open onto a large entertaining terrace looking straight onto the moor. The rooms flow effortlessly into each other, starting from the kitchen and dining room with its wide window looking out to the moor and is fitted with slate topped, timber-fronted units, a Belfast sink, electric fitted oven, and Stanley Range Cooker. It also has two double bedrooms at opposite ends of the house each with their own bathrooms.







The principal bedroom has windows looking south and west, benefiting from the best of the light throughout the day. It also looks out on beautiful countryside as it rises to the moor and is equipped with ample built-in wardrobes and an en suite shower room with under floor heating.

OUTSIDE

Lower Burrows is surrounded by a good-sized, much-loved garden that is a riot of colour throughout the growing season and which provides great privacy. It encompasses a large entertaining area, greenhouse and raised vegetable beds, a gravelled driveway leading to a single garage, a further outbuildings for storage. A brand new Shepherds Hut is available by separate negotiation.





DIRECTIONS

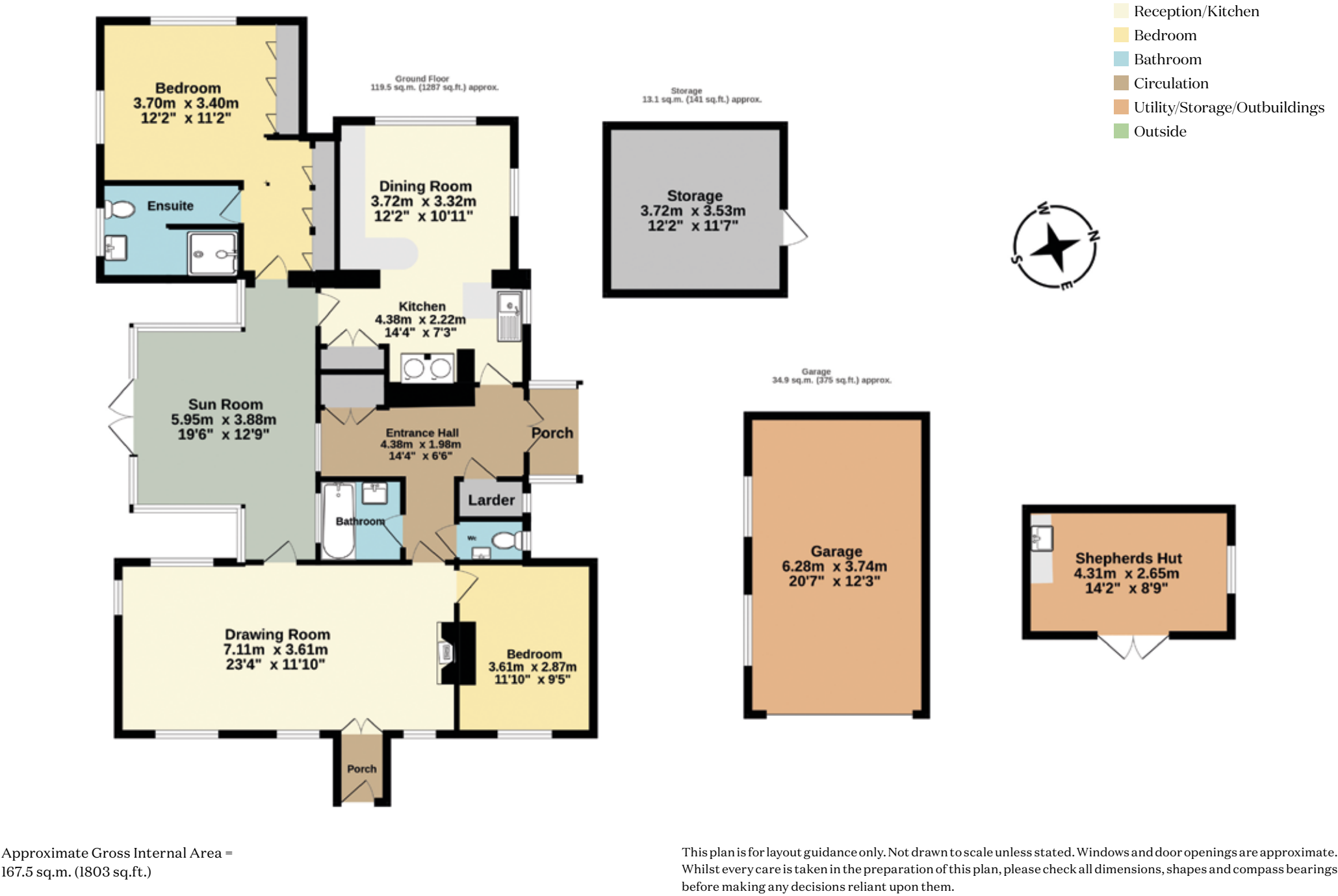
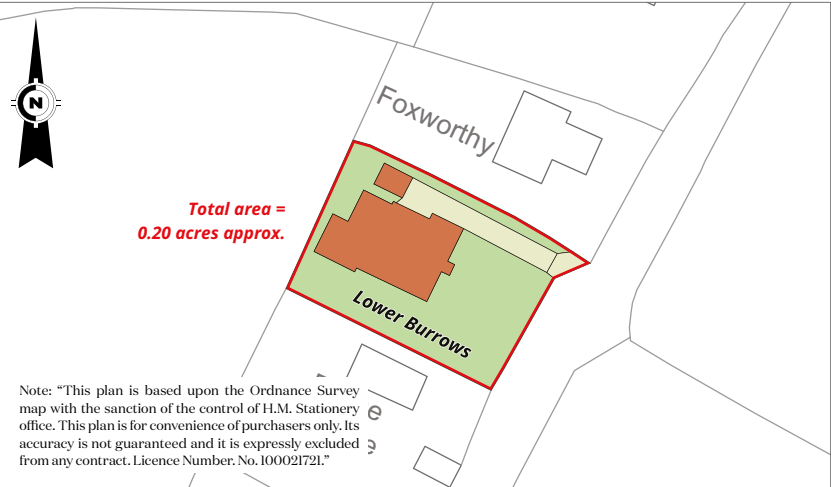
Exit the A30 at the turning to Whiddon Down. Travel half a mile to a roundabout and then take the first exit onto the A382, signed to Throwleigh. Continue for about 250 yards and then turn right at a small crossroads, signed to Throwleigh. Drive for 1.2 miles to a narrow bridge. Cross over the bridge and bear right towards Throwleigh. On reaching the village, continue to the church. At the church bear left up a narrow lane and the driveway entrance to the property will be found on the right after about 250 yards.

Postcode: EX20 2HX
What3words: ///financial.tablet.wellsfireplace

PROPERTY INFORMATION

Services: Mains water, electricity & drainage. Oil-fired central heating & Stanley Range cooker. Wood-burning stove.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



I would be delighted
to tell you more.

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