



MILLATON HOUSE

Chagford, Devon



A SPACIOUS THREE STOREY PERIOD HOUSE

With an Annexe, parking and garaging, in the heart of Chagford

Summary of accommodation

Ground Floor: Kitchen/dining room | Living room | Study | Two bedrooms | Bathroom

First Floor: Sitting room | Principal bedroom/bathroom suite | Further bedroom

Lower Ground Floor: Annexe with living room, bedroom, and shower room | Double garage and workshop

Outside: Parking | Gardens

Distances: Moretonhampstead 4 miles, A30 5 miles, Okehampton 12 miles, Exeter 20 miles
(All distances are approximate)

Guide price: £895,000



SITUATION

The popular and picturesque ancient stannary town of Chagford is on the north east side of Dartmoor National Park, amongst the foothills of the high moor, above the beautiful River Teign Valley overlooked by the National Trust owned Castle Drogo and with beauty spots such as Fingle Bridge.

The lovely moorland town, centred around it's Market Square, has many fine old granite buildings, including the beautiful St Michael's Church, and a wealth of independent shops and art galleries.

There are a good range of local facilities including primary and Montessori schools, doctor's and dentist's surgeries, vet, library and pharmacy as well as a selection of pubs, restaurants, cafés and open air swimming pool. Shops include butcher, baker, delicatessen and greengrocer. Nearby is the renowned Gidleigh Park Hotel.



There is an active local community with sports clubs including cricket, football, tennis and bowling and there is the annual Chagford Agricultural Show, weekly farmers' market, Two Moors classical music festival and film festival. There is golf at Bovey Castle.

The nearby town of Okehampton has a Waitrose store, leisure centre and secondary school and there are private schools at Stover (Newton Abbot) and in Exeter. Exeter also has a sixth form college.

Dartmoor is renowned for it's spectacular scenery, with it's heather clad moorland, granite tors and wooded valleys bisected by rushing streams and rivers and there are many opportunities on the doorstep for walking, cycling, riding, fishing etc.

Within easy reach to the north is the A30 dual carriageway, leading west into Cornwall or east to the university and cathedral city of Exeter, where there is access on to the M5 motorway, a station with mainline connections to London (Paddington and Waterloo) and an airport.

THE PROPERTY

Millaton House is situated off Manor Road, in the heart of Chagford, about 250m from Market Square and the centre of the town. It is in an elevated position, thus affording views over Chagford to the surrounding countryside and the moor.

The house is a period, granite built property, attached to the neighbouring house, with accommodation arranged on three floors and parking for two to three cars and a large garage/workshop.

The entrance porch and hall lead through to an essentially open plan layout incorporating the living room and kitchen/dining room, all with exposed boarded flooring. The large, light living room has a Minster fireplace with woodburner and views over the town and double doors open to the kitchen/ dining room with fitted kitchen, view of the surrounding countryside and oak bi-fold doors to the terrace and garden.



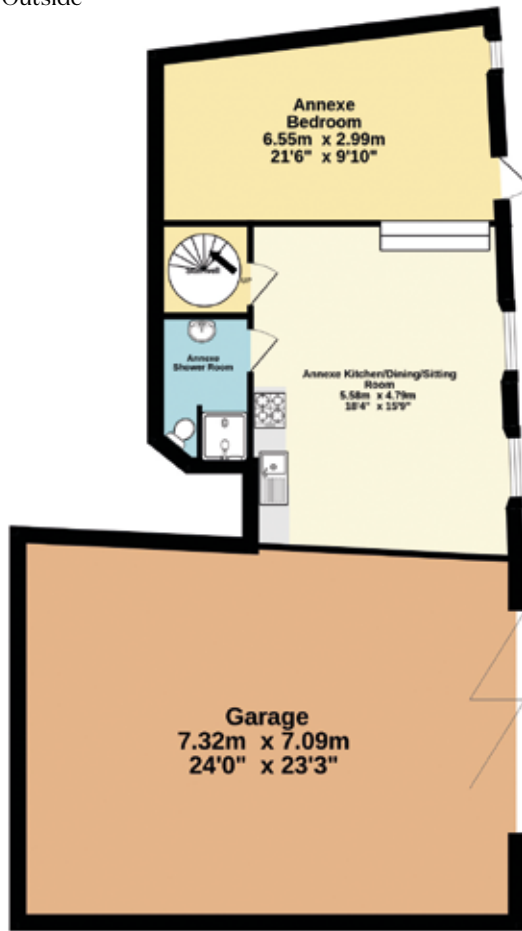


The double height spiral staircase leads down to the lower ground level and a separate annexe incorporating two bedrooms and a bathroom in this part of the house. Off the hall are the study and two further bedrooms and bathroom and an oak staircase rises to the 29 foot first floor sitting room with vaulted ceiling with exposed roof timbers, engineered oak flooring, underfloor heating and views to the moor.

On the lower ground floor is a separate Annexe incorporating a living room including kitchen area with fitted cupboards and worktops, bedroom area and shower room.

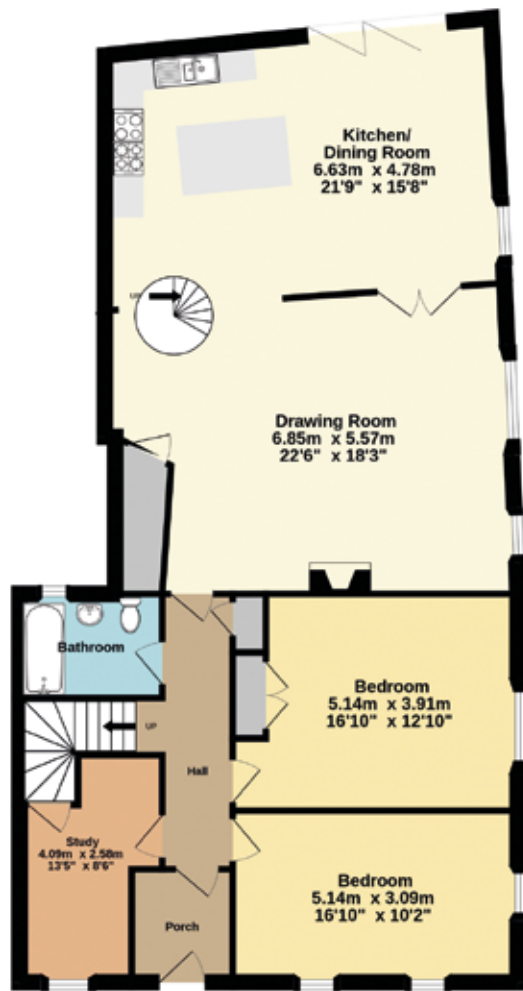


- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



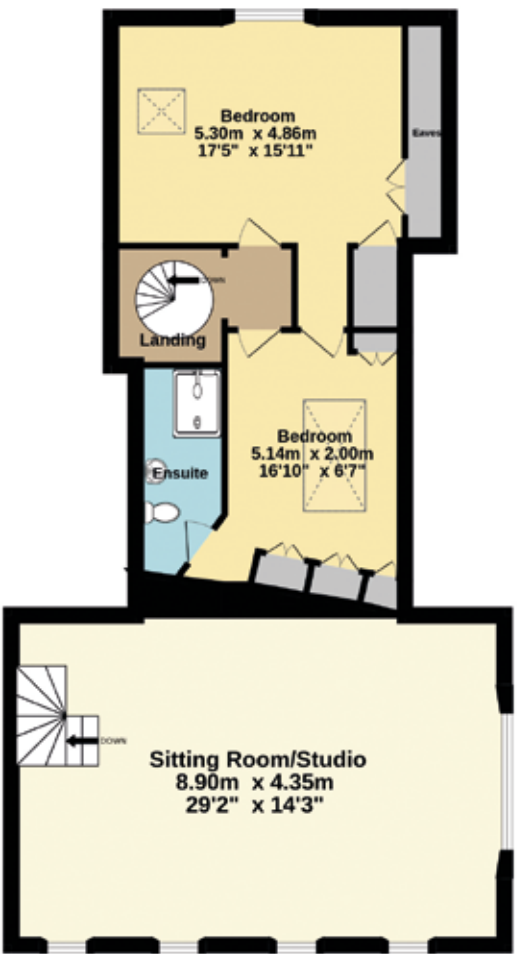
Lower Ground Level
116.5 sq.m. (1254 sq.ft.) approx.

Approximate Gross Internal Area
360.2 sq.m. (3877 sq.ft.)



Ground Floor
134.3 sq.m. (1445 sq.ft.) approx.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



1st Floor
109.4 sq.m. (1178 sq.ft.) approx.



At the front of the house is a small garden with paved sitting area and access on to Manor Road and, at the rear, the bi-fold doors open to a paved terrace area with views to Meldon Hill and south-facing garden, backed along one side by high stone wall and with access to the private lane. Across the lane is a parking area for two to three cars. Off Manor Road is access to the large garage/workshop, which is part of the lower ground floor.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electricity, water, gas and drainage. Central heating.

Local Authority: Dartmoor National Park Authority: 01626 832093

Council Tax: Band D

EPC Rating: D

Directions: TQ13 8AS What three words: ///wheat.assurance.solar



I would be delighted
to tell you more.

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