



Beech Cottage, Chagford



Beech Cottage

Chagford • DARTMOOR • DEVON

Set in a peaceful, picturesque location, this delightful 3-bedroom cottage combines character and comfort. Featuring a good sized sitting room with a wood-burning stove, a bright dining room, and a garden room overlooking the well maintained gardens, this home offers both charm and functionality.

The well-equipped kitchen, modern bathroom, and versatile attic room add to the appeal, while the large patio and workshop provide excellent outdoor space. Perfect for those seeking a tranquil retreat with plenty of character and convenience.



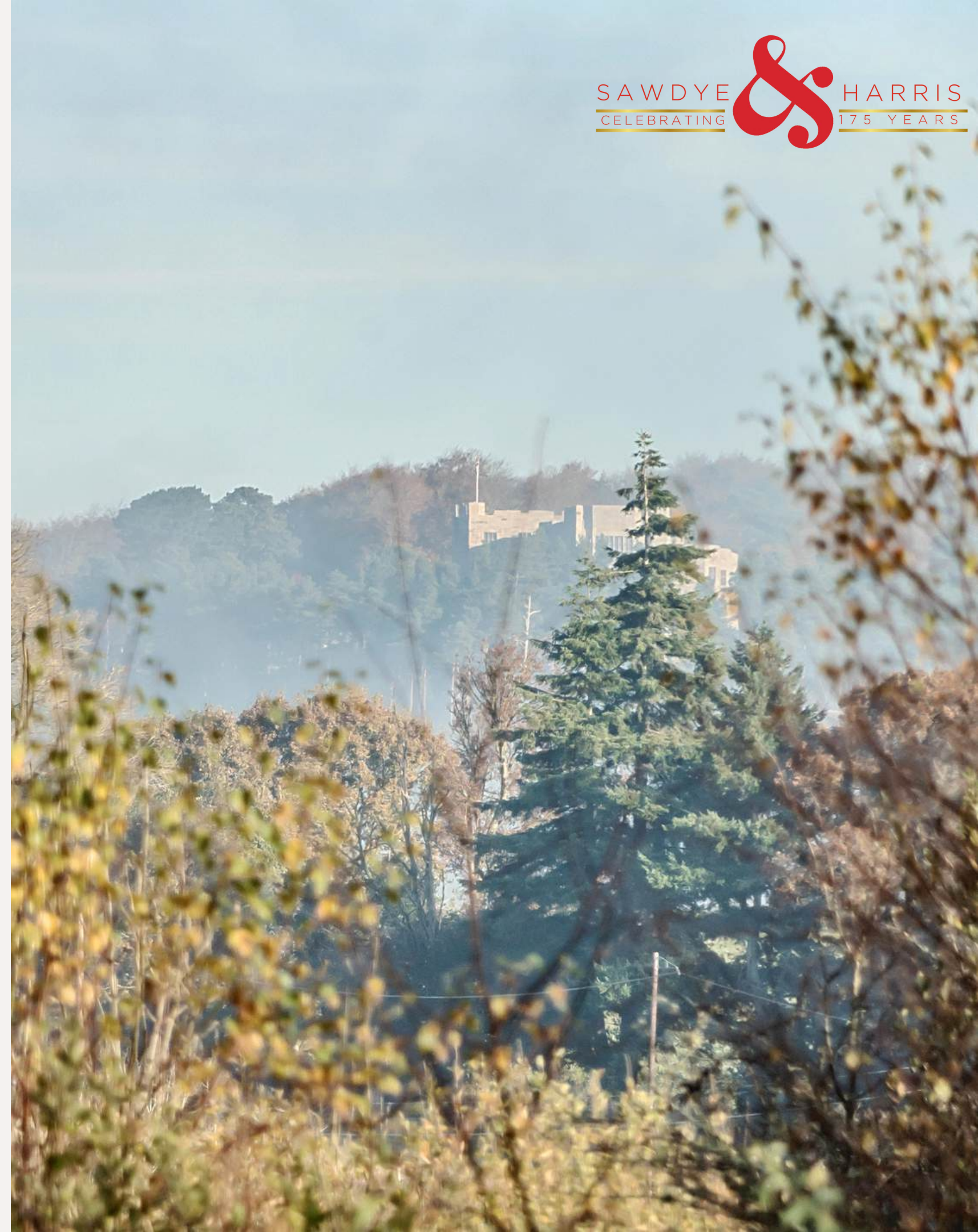
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Your attention is drawn to the Important Notice on the last page of the text

KEY FEATURES

- **Rustic Charm Meets Modern Comfort:** A cosy sitting room with a feature wood-burning stove and bay window, framing garden views.
- **Versatile Living Spaces:** A dining area and garden room, means there is plenty of space.
- **A Kitchen with a View:** Traditional wooden cabinetry and large windows overlooking the garden, offer an inviting cooking space.
- **Superb Gardens:** Level lawn areas, mature trees, and vibrant flower beds create a private oasis, with a spacious patio for outside dining.
- **Outbuilding:** A standalone workshop perfect for hobbies, storage, or potential conversion.
- **Sought after Location:** Tucked away in a peaceful setting, with lush greenery providing privacy and a connection to nature, yet within close proximity to the sought after Dartmoor town of Chagford.







The kitchen is a charming blend of traditional style and practicality, featuring solid wood cabinetry that complements the warm, inviting atmosphere. Large windows means that there is plenty of natural light while offering views of the garden, Equipped with plentiful counter space, a tiled floor for easy maintenance, and thoughtful layout, this kitchen seamlessly combines function and style.



The dining room is a bright and versatile space, perfect for family meals or entertaining guests. With French doors leading to the outside. The room opens to the sitting room, this space features a charming wood-burning stove with a brick surround, creating the perfect spot to relax and unwind. A beautiful bay window, to the front, fills the room with natural light while framing lovely views of the front garden. Together, these spaces offer the perfect blend of functionality and comfort.





The property features three well-proportioned bedrooms. The ground-floor bedrooms are bright and inviting, with large windows that overlook the gardens and allow plenty of natural light in. The third bedroom, located in the attic, provides a unique and versatile space with charming character. It's perfect for use as a guest room, home office, or creative studio. Each room is thoughtfully designed to offer comfort and flexibility, catering to a variety of needs and lifestyles.





The garden room, accessed externally, offers a superb view of the beautifully landscaped garden. With large windows on all sides, this bright and airy space is perfect for enjoying morning coffee, reading, or simply unwinding while surrounded by nature. The direct access to the garden makes it an ideal transitional space for indoor-outdoor living.

This property also features a workshop, which is a practical and versatile addition to the property. Whether used as a space for hobbies, DIY projects, or extra storage, it provides endless possibilities to suit your needs.

Together, these spaces enhance the property's functionality while celebrating its connection to the outdoors.



The family bathroom is a modern and well-appointed space designed for both comfort and practicality. Featuring a walk-in shower and a separate bath, it caters to all preferences, whether you're in need of a quick refresh or a relaxing soak. The tiling and contemporary fixtures add a touch of elegance, while the well-thought-out layout ensures functionality.



To the rear, the garden is a true delight - , featuring a level lawn, vibrant flower beds, and mature trees that create a lovely, private retreat. A spacious patio area is perfect for al fresco dining, entertaining, or simply relaxing in the sunshine, adjacent to the property.

The property is surrounded by stunning outdoor spaces, offering a seamless blend of beauty and functionality. The front garden welcomes you with a neatly maintained lawn and mature hedges, providing privacy and enhancing the home's charming curb appeal.





Key Facts for Buyers

TENURE - Freehold

COUNCIL TAX BAND - C

EPC - E

SERVICES

The property has mains electric and water connected. There is oil fired central heating and private shared drainage.

PARKING

There is a gravelled parking area to the front of the property offering plenty of private parking.

BROADBAND

Ultrafast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below..

Property Report - Key Facts for Buyers

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652 Email - hello@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.



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Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services then we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £20 per person. This is not a credit check so it will have no effect on your credit history.

THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

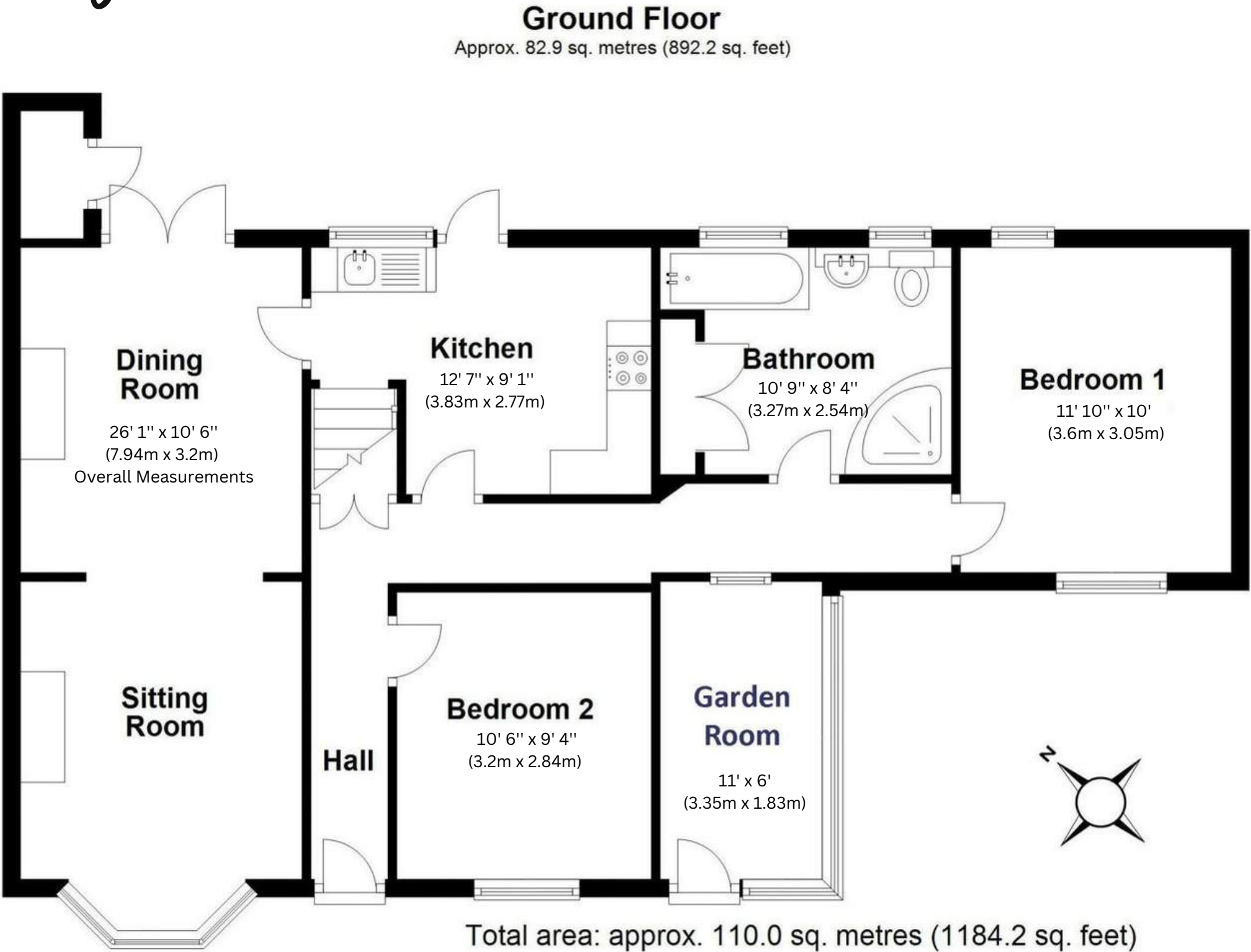
At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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Floorplans

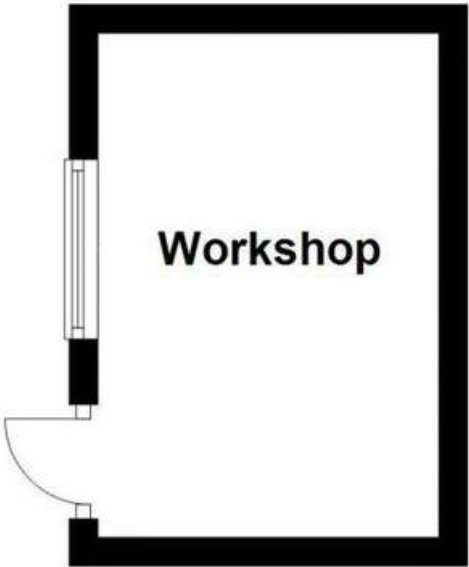


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
Plan produced using PlanUp.

First Floor
Approx. 18.7 sq. metres (201.2 sq. feet)



Outbuilding
Approx. 8.4 sq. metres (90.8 sq. feet)



About... Chagford

Nestled in the heart of Dartmoor National Park, Chagford is a picturesque village renowned for its charm and vibrant community. Offering a range of independent shops, cafés, and traditional pubs, it combines rural tranquillity with modern conveniences.

Surrounded by breath-taking countryside, Chagford is a haven for outdoor enthusiasts, with opportunities for walking, cycling, and exploring the natural beauty of Dartmoor. Excellent local schools, historic landmarks, and a welcoming atmosphere make it a highly sought-after location for families and professionals alike.







SCAN ME to book a viewing
or call the Sawdye & Harris team on 01364 652652

