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properties

**Garden House**  
Market Field, Chagford, Devon TQ13 8UB

**£1,200,000 Freehold**



### The Property

Garden House was built about 35 years ago and was designed by an award winning local architect. It is spacious and bright with large double glazed windows and patio doors allowing both rural views and lots of natural light. A good number of the windows have just been replaced in 2025. The accommodation is well appointed and quite flexible, with two ensuite double bedrooms, two further double bedrooms, a family bathroom and a studio upstairs, whilst downstairs there is a sunny east facing reception hall, a large sitting room with a wood burning stove and a dining room connecting to the large kitchen/breakfast room plus a walk in larder and a utility room. The studio is ideal for art or music and has potential as an ancilliary annexe as it has its own ground floor entrance which could be used as a kitchen area. The garage is double size with two up and over doors and the garden is south and west facing with views to Meldon Hill, the surrounding countryside and the moor. Fowlers strongly recommend viewing this lovely family home.

### Situation

Garden House is ideally located in a quiet setting on a private road both at the edge and near the centre of Chagford. It enjoys a lovely view to Meldon Hill yet is only a short walk from the bustling town square where there is a wide variety of day to day and specialist shops, a parish church, pubs, cafes and restaurants. Chagford has a primary school, pre school and Montessori, a Roman Catholic church and chapel and good sports facilities with a football and cricket pitch, bowling club, tennis club and an open air swimming pool in the summertime. There is a library and surgeries for doctor dentist and vet. The town is surrounded by countryside, riverside and moorland walks and yet is only 5 miles from the A30 dual carriageway and 20 miles from Exeter.

### Services

Mains gas, water, electricity and drainage.

### Council tax band

Band G

### Directions by car

From Fowlers go to the top of the Square and turn left into High Street. Pass the churchyard, Three Crowns and The Globe and at the next junction turn right into New Street. Take the next turning on the right into Stannary Place and at the end of that road bear left through the five bar gate into the private road known as Market Field. At the end of the road you will see Garden House on the left where there is ample parking.

- A fine detached four bedroom home with a studio/annexe
- A super location with great views and easy access to amenities on foot
- Double size garage, good parking and gardens with a southerly and westerly aspect
- Front verandah, entrance lobby and galleried reception hall
- Spacious sitting room with a wood burning stove
- Dining room and a large kitchen with a walk in larder and laundry
- Master bedroom with new ensuite shower room
- Three further bedrooms and two bathrooms
- Studio/annexe with its own private entrance lobby/kitchen area
- Gas fired central heating and double glazing throughout

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 68                      | 77        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

### Entrance

The panelled timber front door is sheltered by a part slated verandah porch with a paved base and exterior security lighting and two exterior power sockets.

### Entrance lobby

This is a bright area with double glazed side panels and, two ceiling light points and a single panel radiator. The floor is laid with Amtico wood effect flooring and has a mat well. A glazed inner door leads into the reception hall.

### Reception hall

The hallway is glazed to the entire front wall and has three triple glazed sliding patio doors leading out to the east facing verandah. The hallway is galleried and has an Amtico wood effect floor, a double panel radiator and a staircase to the first floor. At one end of the reception hall is the dining room and a shallow flight of steps down to the spacious sitting room whilst at the other end is a short corridor to the kitchen where there is also has a large understairs cupboard and a door to the w.c.





#### W.C.

A boldly decorated room fitted with a low level w.c., a wash hand basin with tiled splashbacks, a single panel radiator, extractor fan and an Amtico wood effect floor.

#### Sitting room

This spacious and bright room looks out to the garden and to Meldon Hill and has brand new, large double glazed windows and patio doors with great views, access to the garden and excellent natural lighting. There is a fireplace with a mantel and hearth and an inset wood burning stove with a lined flue that was installed in November 2024. There are two ceiling light points, a TV point and two double panel radiators. This room is easily large enough for three 3-seater sofas.

#### Dining room

The dining room has new double glazed corner windows and patio doors with access and views to the garden, countryside and Meldon Hill. The floor is laid with wood effect Amtico and there is a large single panel radiator and a balustrade alongside the shallow flight of steps which lead down to the sitting room. There is direct access into the kitchen.



### Kitchen

A big bright kitchen with a bank of double glazed windows looking over the garden towards the moor. There are six LED downlighters and an Amtico wood effect floor. The kitchen cabinets are finished in limed oak and comprise a large number of cupboards and drawers with wooden knobs and topped with granite work surfaces. There is space for a large gas fired cooking range and a dishwasher and incorporated into the work surfaces is a carved stone drainer and a Belfast sink with mixer taps. Complimenting the units are two matching upright fitted cupboards and a dresser section with shelving and two leaded glass display cupboards. The kitchen has ample space for a breakfast table and to one end it leads out to the utility spaces and at the other end to the dining room. It has a single panel radiator by the breakfast area.

### Utility corridor

This short corridor from the kitchen leads past the large double airing cupboard which has shelving, a big insulated hot water cylinder and the solar panel controls. Doors lead to the side lobby and larder.

### Larder

The walk in larder has an Amtico wood effect floor, a double glazed window, two tall larder cupboards, shelving for dry goods and ample space for fridges and freezers.

### Side lobby

The side lobby is ideal for access on a wet day with coats, wellies and wet dogs and it has an Amtico wood effect floor, a mat well, a solid wood front door with a double glazed side panel, coat hooks and a cupboard with shelving.





### Laundry

Fitted with a single drainer stainless steel sink with mixer taps, white roll top work surfaces and space for an automatic washing machine and dryer. There are three floor mounted cupboards and two double size wall mounted cupboards, a single panel radiator, a wood effect Amtico floor with a mat well and a wall mounted gas fired Vaillant central heating boiler. A stable door with a double glazed upper panel leads out to the garden.

### First floor galleried landing

A long part galleried landing with a single panel radiator and a painted balustrade overlooking the downstairs reception hall.

### Study area

Down a short flight of stairs and set at one end of the landing is a study area with space for a desk, a single panel radiator and a double glazed window looking out to the front. A hatch and ladder lead to the insulated loft.

### Principle bedroom

At the southern end of the house and with three new double glazed windows and super views towards the moor and Meldon Hill. It has a single panel radiator and a pendant light point, a recess for wardrobes and a door way into the ensuite shower room.



### Ensuite shower room

Fitted with a double size shower with a built in thermostatic shower and a glazed shower screen and door. A wash hand basin is set into a stone effect vanity surface with tiled splashbacks and vanitary cupboards beneath. A low level w.c. with a concealed cistern is fitted and there is a double panel radiator and a double glazed window.

### Family bathroom

A bright top lit bathroom with a large Velux double glazed skylight for natural lighting. It is fitted with a white suite comprising a bath with a wooden side panel, a built in thermostatic shower above and fully tiled shower and bath splashbacks. There is a pedestal wash hand basin and low level w.c. which also have fully tiled splashbacks and at waist height there is a tiled shelf. A shaver/light is fitted, a single panel radiator, an extractor fan and two ceiling light points.

### Bedroom 4

A good size twin or double room with a new double glazed window looking to Meldon Hill. There is a pendant light point and a single panel radiator.





### Bedroom 3

A double room with a double glazed window with a west facing view towards Cawsand Beacon. It has a recessed vanity unit with an oval bowl with tiled splashbacks, vanity cupboards beneath and a shaver/light above. There is a triple wardrobe fitted with louvered doors, hanging space and shelving. A single panel radiator and pendant light are fitted and there is a hatchway access to the roof void.

### Bedroom 2 ensuite bathroom

Fitted with a champagne coloured suite comprising a bath with wood panelled sides, a built in thermostatic shower above, fully tiled shower and bath splashbacks, a bidet, low level w.c. and a pedestal wash hand basin with a tiled shelf above. An extractor fan is fitted, a single panel radiator and there is a double glazed window with a view towards Cawsand Beacon.

### Bedroom 2

A bright room with two big roof Veluxes with fitted blinds and further double glazed windows in the corner of the bedroom looking out to the moor and Meldon Hill. Wardrobes and eaves cupboards are fitted and the ceiling rises to a tall apex with a timber beam where there are two spotlight fittings. A lockable internal door leads into the studio/annexe.



### Studio/potential annexe

This is a big, bright space area with three double glazed skylights plus a bank of three double glazed front windows letting in plenty of light. There is a deeply recessed eaves storage area, a double and a single panel radiator, a white balustrade around the staircase and three pendant light points. This is a flexible room because not only does it have its own access to a downstairs entrance lobby/kitchen, it also has a fitted base cabinet with a single drainer stainless steel sink and taps and a lockable internal door which leads through to bedroom 2. It would be possible to convert this to a stand-alone studio/annexe by installing a full kitchen downstairs and adding a shower room upstairs, or to a one bedroom annexe by incorporating bedroom 2 and its ensuite bathroom.

### Annexe ground floor entrance/kitchen

A solid wood front door leads from the front of Garden House into a ground floor entrance hall/potential kitchen. It has a double glazed front window and whilst it is just presently used for storage, it has plumbing and drainage for a kitchen. A staircase rises to the studio/annexe.

### Garage

The double doors which give entry to the garage are set beneath an overhanging roof. The garage doors are wood panelled with metal frames and the garage has power and light and circuit breakers for the garage and annexe. Presently only one side of the garage has vehicular access. A double exterior power point is fitted to the outside wall.



### At the front

To the front of Garden House is a parking and turning area which has a low granite wall with a well stocked border and a grassed area behind it which leads up to the paved verandah. A recently constructed granite wall marks the front boundary. A gated pedestrian entrance leads through to the back garden.

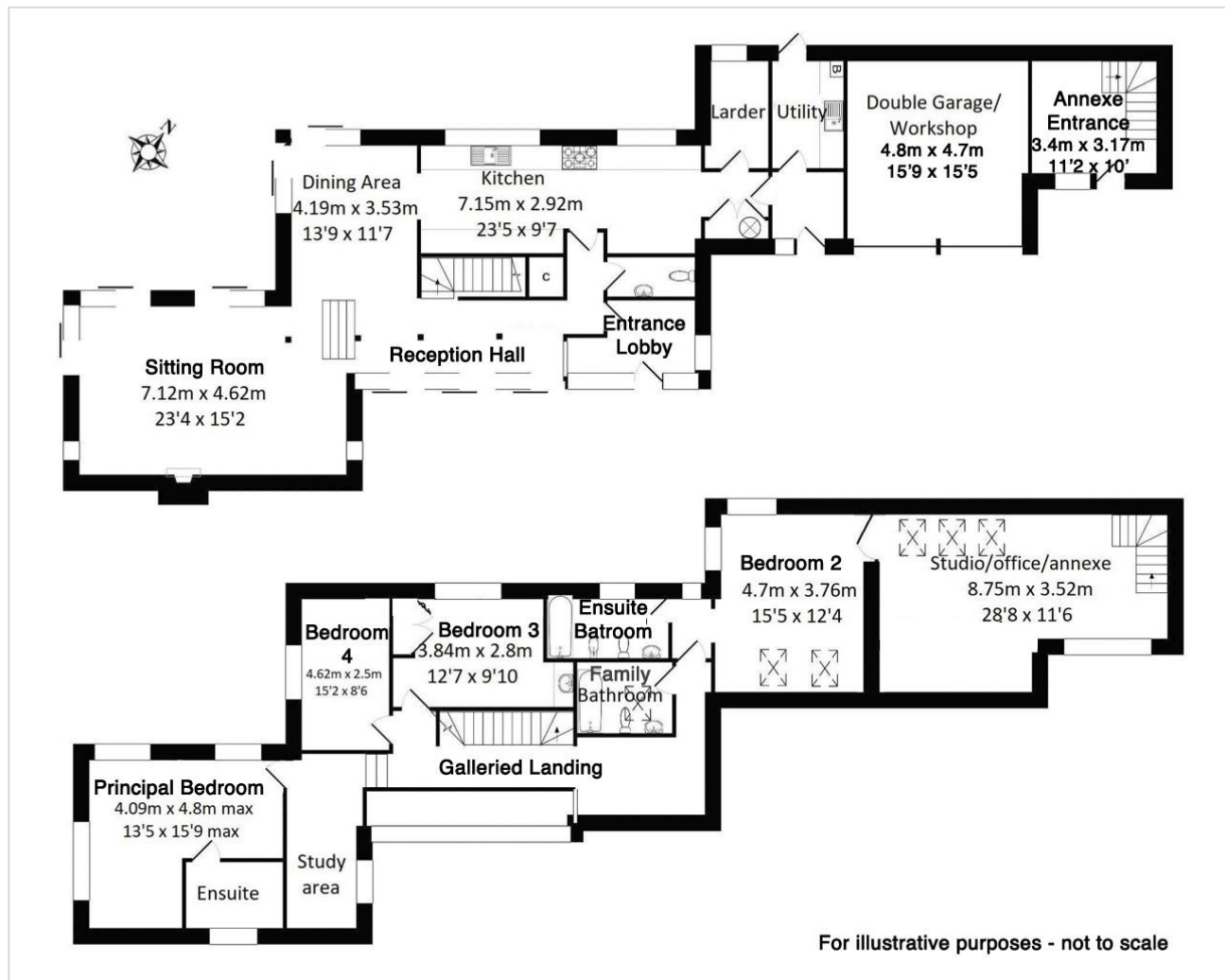
### The gardens

The rear garden has a superb view to Meldon Hill and faces predominantly south and west enjoying plenty of sunlight. The gardens are delightful running along the west and southern side of the house with one long granite walled boundary and two of close boarded fencing.

Whilst mostly laid to lawn it has mature flowering shrubs and plants and well tended borders, some shapely and colourful bushes and specimen conifers. There is a large paved patio with a pond and gravelled paths for gardening access and there is outside security lighting and an exterior tap. To the eastern side of the house is a gate to the front driveway. A greenhouse and shed are included.







#### VIEWING BY APPOINTMENT ONLY

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