



# UPPER LONG

Chagford, Devon



# A BEAUTIFULLY PRESENTED, SPACIOUS, HOUSE WITH LARGE GARDEN AND VIEWS TO THE MOOR, IN THE HEART OF CHAGFORD

## Summary of accommodation

**Ground Floor:** Reception hall | Cloakroom | Sitting room | Kitchen/dining/family room | Garden room | Utility room

**First Floor:** Principal bedroom/bathroom suite | Guest bedroom/bathroom suite | Further bedroom/shower room suite | Studio | Store room

**Outside:** Integral double garage | Parking areas | Terraces and well stocked level garden | Workshop

**Distances:** Okehampton 12 miles, Exeter 21 miles, A30 4.5 miles

(All distances are approximate)

## SITUATION

The popular and picturesque ancient stannary town of Chagford is on the north east side of the 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 nearby beauty spots such as Fingle Bridge.

The lovely moorland town, centred around its 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 facilities, including primary and Montessori schools, doctors' and dentists' 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 supermarkets including a Waitrose store, leisure centre and secondary school and there are private schools at Stover and Exeter.

Dartmoor is renowned for its spectacular scenery with its 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, fishing, riding etc.

Within easy reach 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, mainline stations with connections to London (Paddington and Waterloo) and an airport.



## THE PROPERTY

Upper Long is situated just behind The Square, which is in the heart of Chagford and with easy access to all of the town's many amenities.

This recently built architect designed house is beautifully presented with well proportioned rooms providing spacious and comfortable accommodation. Two main reception rooms lead off the hall, a garden room opening to lovely partly walled gardens and stunning views from the two main bedrooms to the open moor on Meldon Hill.

Double entrance gates open to the driveway into a large parking and turning area to the rear of the house and the integral double garage. The entrance door opens into a broad reception hall with part glazed double doors opening into the spacious sitting room with fireplace with attractive stone surround and mantel.

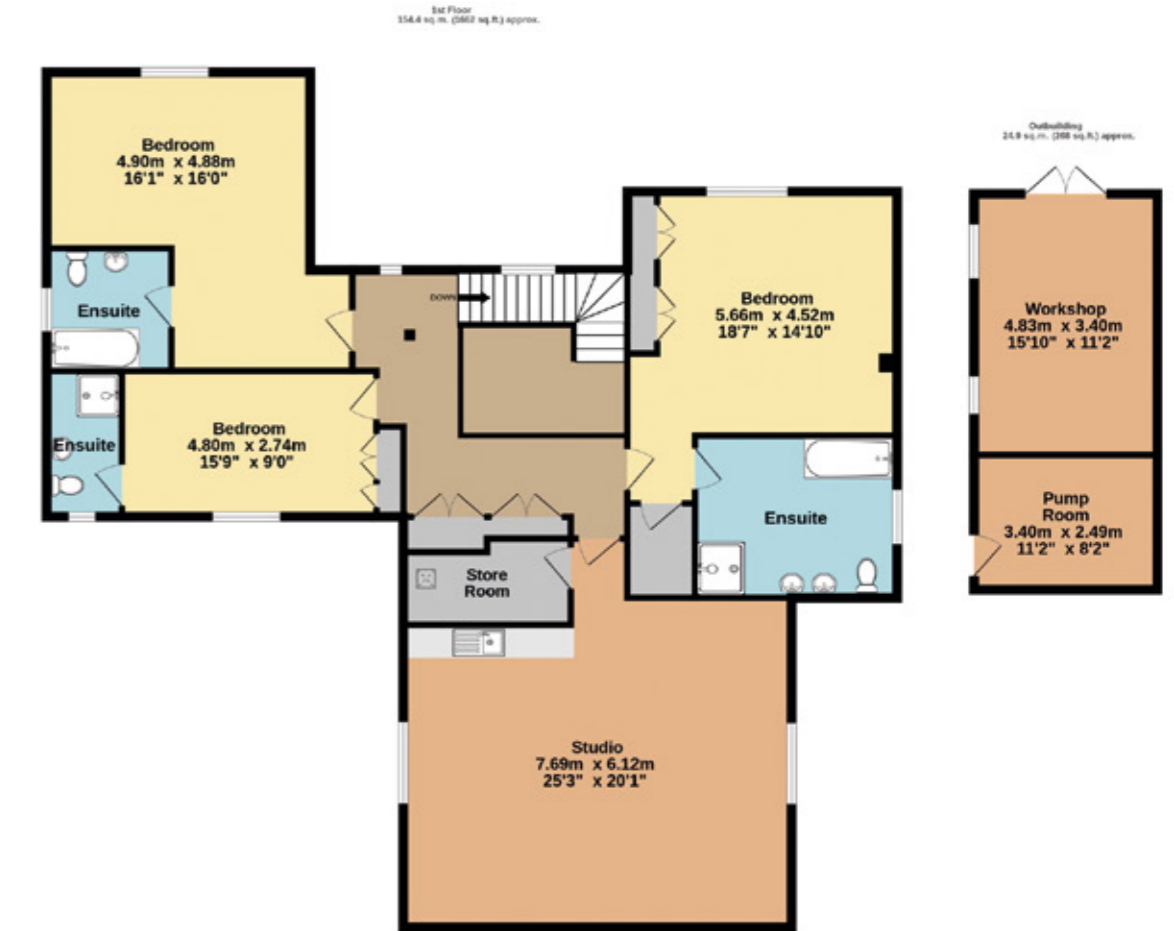
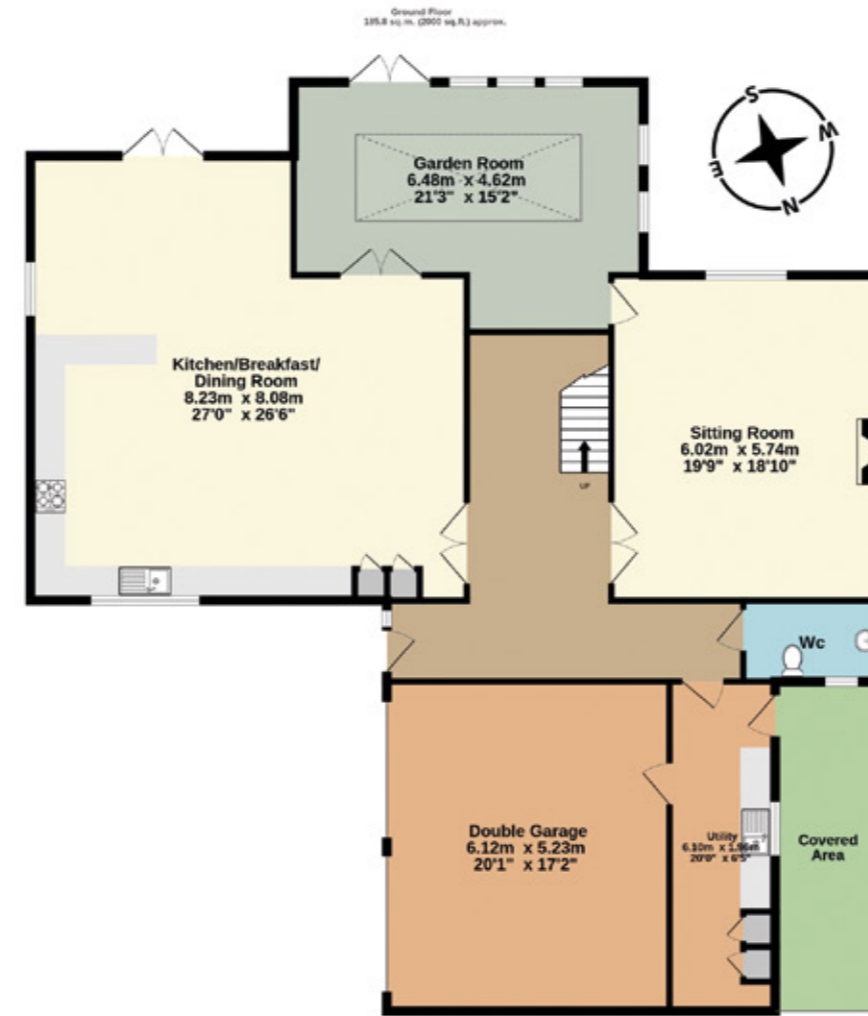
On the other side of the hall is the large open plan kitchen/dining/family room which provides a delightful family living space with exposed boarded flooring, fitted kitchen with AGA and breakfast bar, French doors out to the terrace and gardens and glazed double doors into the lovely, light garden room with glazed roof and French doors out to the gardens.

On the first floor, off the landing, are the principal and guest suites, each with large bedrooms benefiting from beautiful views to the moor. The principal bedroom has fitted wardrobe cupboards and a lovely big en suite bathroom with both bath and shower. There is a further bedroom/shower room suite and, also off the landing, a spacious studio/office, which could equally serve as an additional bedroom suite.





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



Approximate Gross Internal Area  
365.1 sq.m. (3930 sq.ft.)

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.



On the south side, the house overlooks lovely enclosed, partly walled, gardens with level lawns fringed by plant and shrub borders and ornamental trees and French doors from the garden room and kitchen/dining/family room open to stone paved terracing around the house, providing delightfully sunny spots for outdoor sitting and dining, and including a covered terrace area to the rear and a vegetable garden with raised beds and a greenhouse. Also within the gardens is a timber outbuilding providing a workshop.

## PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity, gas and drainage. Borehole

**Local Authority:** West Devon Borough Council: 01822 813600

**EPC:** B

**Council Tax:** Band G

**Directions:** TQ13 8AH | **What3words:** ///bandaged.casually.ambient



I would be delighted  
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