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Batworthy Shippen
Chagford, Devon TQ13 8EU

£395,000 Freehold



The Property

Batworthy Shippen sits in a secluded residential enclave of six homes out on the open moor near to Kestor Rock and about 5 miles from the bustling ancient Stannary Town of Chagford. The Shippen is a large end of terrace home with a big cottage garden and grounds extending to 0.34 acres/0.137 Ha in all. The accommodation is basic but spacious with an entrance porch, a sitting room, lounge/dining room with large wood burning stove, a kitchen/breakfast room, rear hall and a w.c. on the ground floor. Upstairs there are two double bedrooms and a bathroom. The main garden is to the front of the house with a long southern boundary and is mostly level with a granite sunken garden/former pond feature, sheds and parking for two cars. The property is ideal for those who love the moor and would like to acquire a home to put their own mark on and Fowlers strongly recommend viewing to fully appreciate this home.



Situation

Batworthy in the Moor is located only about 5 miles from the ancient Stannary town of Chagford. It is set in the open moor with unrivalled access on foot to the moor and close-by Kestor Rock. Within the settlement there are six homes and Batworthy Shippen is one of them. Chagford offers a bustling hub and offers Primary, pre school and a Montessori school, surgeries for doctor, dentist and vet, a Parish church, Roman Catholic church and chapel, a library and a wide variety of day to day and specialist shops as well as cafes and four pubs. The A30 dual carriageway is about 8 miles from Batworthy in the Moor and Exeter is approximately 25 miles.

Services

Mains electricity. Private borehole water supply for Batworthy Shippen only. Waste to a shared septic tank.

Council tax band

Band C

Directions

What3Words : ///loitering.lecturing.stubborn (takes you to the parking for the Shippen)

From top of The Square in Chagford turn right into Mill Street and where the road splits bear left and drop down Manor Road and then up Waye Hill, bearing left at the top and then turning immediately right. Follow this lane for about 4 miles and it ends at the cattle grid into Batworthy in the Moor where there is a parking area just beside the stone bridge. On the other side of the bridge is a cattle grid and track which leads up to the homes at Batworthy. After about 100 meters you will reach a junction of the various driveways to the house and if you look a little to the right you will see the signpost for Batworthy Shippen.



- Located in a secluded Dartmoor settlement
- A spacious end of terrace home with large cottage garden
- 0.34 acres/0.137 Ha plot
- Parking for two cars
- Superb access to moorland walks
- Sitting room
- Lounge/dining room with wood burner
- Kitchen/breakfast room
- Two double bedrooms
- Downstairs w.c. and upstairs bathroom

Porch

The porch has a timber frame on blockwork lower walls and a stable door that leads into the entrance hall.

Entrance hall

A doorway leads to the spacious sitting room, the big storage cupboard and two granite steps lead up to the lounge/dining room. There is a pendant light point and a wall mounted circuit breaker box.

Sitting room

A panelled door leads into the sitting room which has a broad window looking out to the garden, a carved stone fireplace with an open flue and a decorative arched recess with two wall light points. A further door leads into the storage cupboard.

Lounge/dining room

This is a large double aspect room with a slate floor and two upvc double glazed windows, two wall light points, a large wood burning stove, access to the staircase and a doorway to the kitchen/breakfast room.





Kitchen/Breakfast Room

This has a upvc double glazed window with a slate sill looking out to the front garden, a central ceiling light point, a slate floor, base cabinets with a thick wooden top and an inset Belfast sink with a chromed mixer tap, an electric cooker point and space for a cooker, fridge, freezer, table and chairs. The water treatment plant is concealed in the kitchen.

Stairwell

The painted timber staircase rises to the first floor with a lower offshoot giving access to the rear porch and downstairs w.c.

Rear Porch

This has a clay tiled floor, two pendant light points, an exterior door and access to the w.c.

W.C.

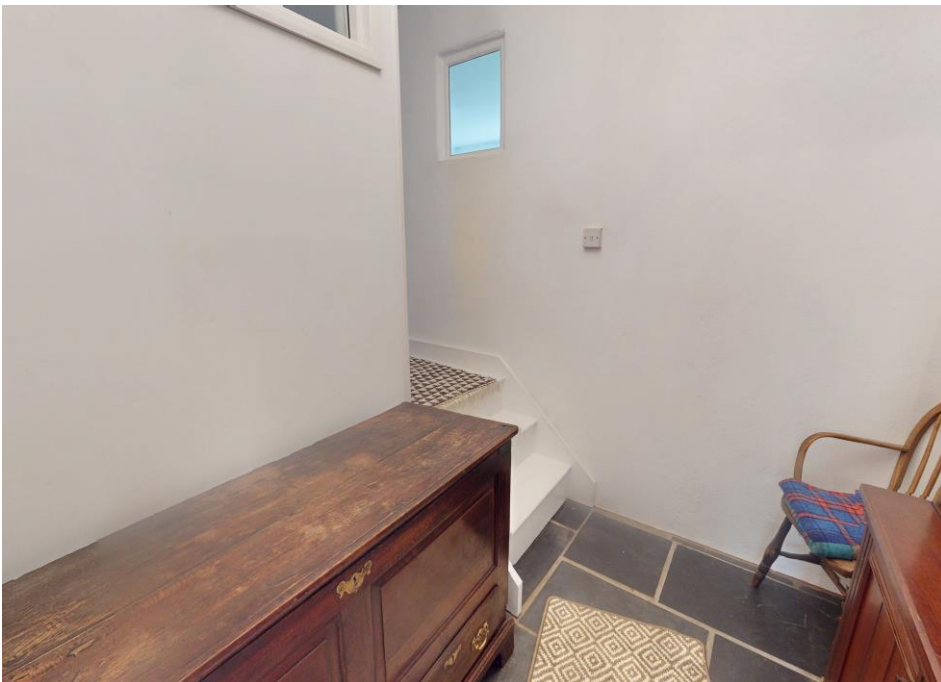
With a clay tiled floor, a pedestal wash hand basin, a high level w.c. and a upvc double glazed window.

First Floor

The landing has a white painted balustrade and doors to the bathroom and both bedrooms.

Bathroom

The upvc double glazed window has a slate sill and the bathroom is fitted with a suite comprising a panelled bath with chromed taps, a pedestal wash hand basin and a low level w.c. It has a wall mounted electric warm air heater, tiled shower, bath and basin splashbacks, a vinyl floor and a pendant light point.



Bedroom 1

This is quite a large, bright double bedroom with double aspect upvc double glazed windows, a view over the main garden to the front and a pendant light point.

Bedroom 2


This double room is front facing with a upvc double glazed window with a slate sill, a view over the front garden, a pendant light point and a built in hot water cupboard with an insulated cylinder, immersion heater, shelving and the wood burner flue running through the cupboard.

Exterior

Garden

The majority of the garden is to the front of the house with a large virtually level lawn, a cobbled stone pathway from the entrance and parking area, a secluded sunken garden/former pond with granite features and granite retaining walls, some woodsheds (19'3 x 3'10/5.87m x 1.17m), a further open fronted wooden shed to one side of the garden and a further wooden shed measuring 7'11 x 5'11/2.41m x 1.8m . An exterior light is attached to the front of the house.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	90
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Parking

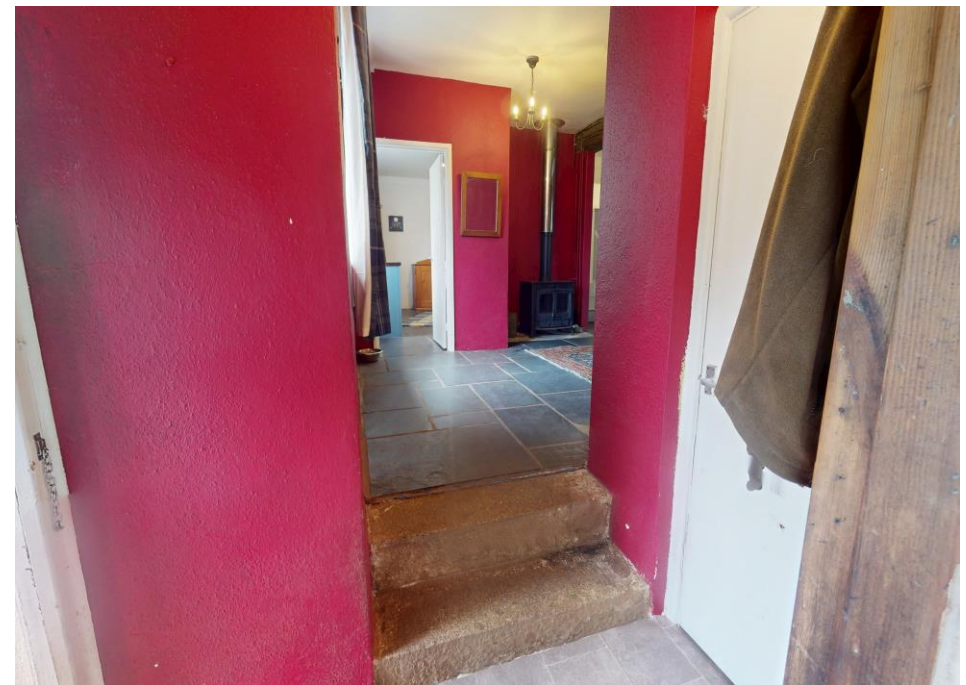
A gated access from the shared drive into the Batworthy settlement leads to an enclosed parking area for two cars.

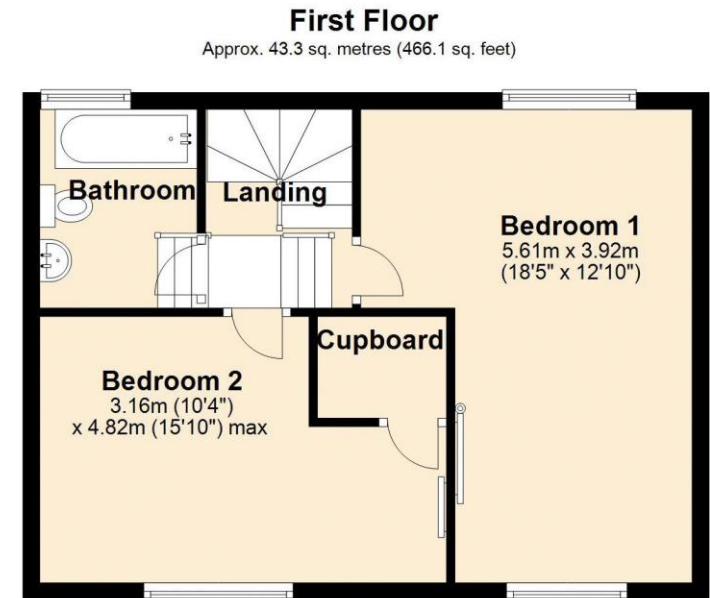
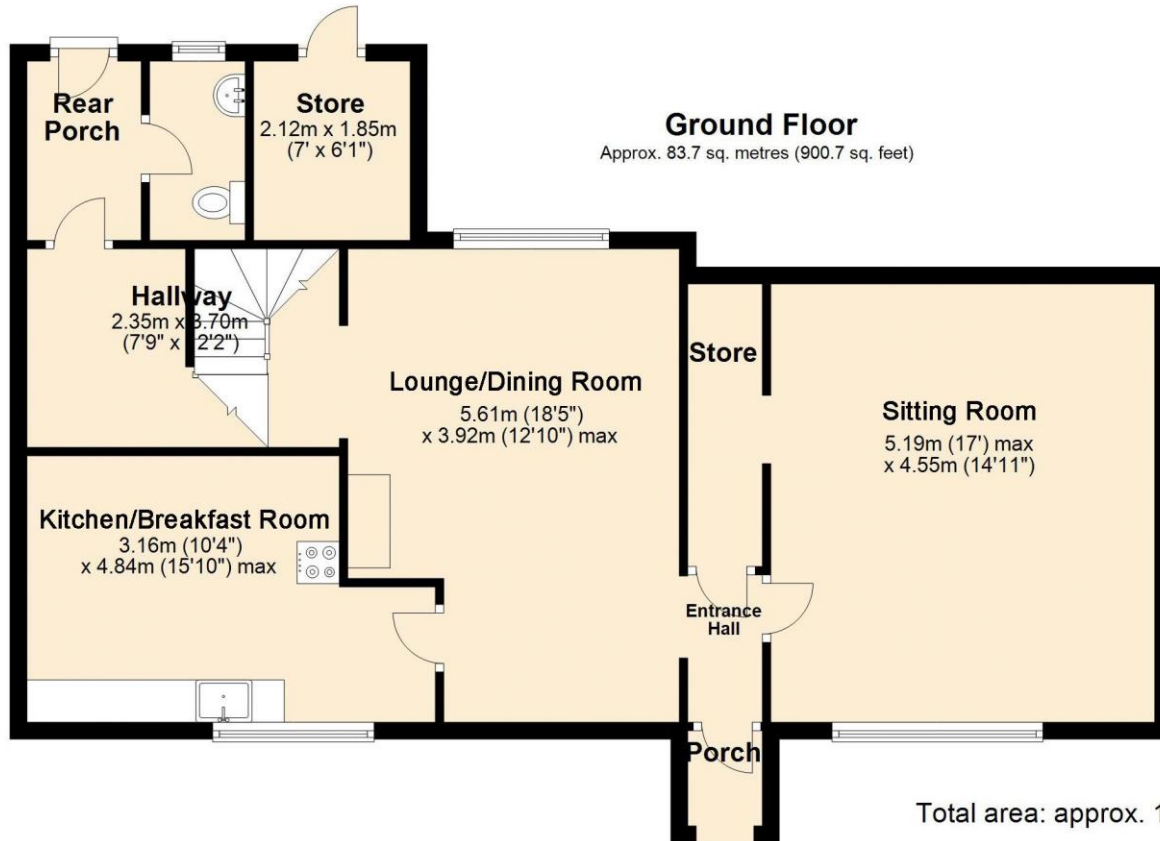
Rear garden

At the rear is a concrete driveway and some raised vegetable beds. The drive leads up past the rear of neighbouring Batworthy Cottage back to the main driveway that serves Batworthy In The Moor. Batworthy Cottage has a right to use the drive for access to its rear yard.

Store shed

7' x 6'1"/2.13m x 1.85m. This is a stone and block built shed attached to the rear of the house. It has power and light and space for a workbench.





Total area: approx. 127.0 sq. metres (1366.8 sq. feet)

VIEWING BY APPOINTMENT ONLY

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