

fowlers
properties



Farthings

Chagford, Devon TQ13 8DQ

£595,000 Freehold



The Property

Farthings was built about 100 years ago on a plot of around 0.35 Acres which has been lovingly cultivated and turned into a beautiful garden from which to enjoy the superb views to Whiddon Deer Park, Castle Drogo and the beautiful surrounding Dartmoor countryside. This comfortable home has high ceilings and large aluminium double glazed windows with hardwood frames affording lovely views across the countryside and to the garden. It has generous accommodation with a sitting room with open fireplace and large bay window overlooking the garden, a dining room and two double bedrooms, a kitchen, garden room, bathroom, shower, w.c. and a large double glazed conservatory style entrance porch on the ground floor. Upstairs is a landing, a double bedroom with ensuite shower room and a single bedroom. The property is centrally heated and fully double glazed and was reroofed about 10 years ago with modern standards of roof insulation installed. The property has parking and turning space for four vehicles, a single garage and workshop and in the garden is a fully insulated garden office. Farthings is a spacious home with flexible, futureproof accommodation and Fowlers strongly recommend viewing to fully appreciate it.

Situation

Farthings is located about 1.5 miles from the bustling ancient Stannary town of Chagford. It has a wide range of day to day and specialist shops, cafes and restaurant, a Parish church, Roman Catholic church and a chapel. There is a Primary school, pre-school and Montessori and sports facilities with a football and cricket pitch, a bowling club, tennis club, skate park and an open air swimming pool in the summertime. Chagford has surgeries for doctor, dentist and vet, a library and bus services to Newton Abbot, Exeter and Okehampton. The A30 dual carriageway is about 3.5 miles away and Exeter is approximately 18 miles.

Services

Mains water, electricity and drainage.

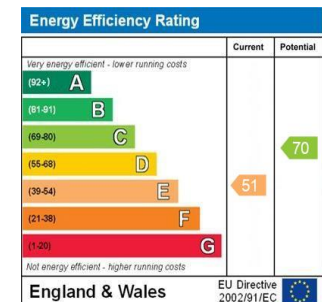
Council tax band

Band F

Directions

From Fowlers front doors turn right and go down out of The Square into Southcombe Street which becomes Lower Street and leaves the town passing the fire station and Primary School. After about 1.5 miles you will have reached Easton Cross and Farthings is on the right about 250 yards before the crossroads with the A382.

- Sited on a 0.35 acre plot with a beautiful garden and superb views
- A spacious detached 100 year old home with high ceilings
- Parking and turning space for 4 cars
- Quality double glazed black aluminium and hardwood framed windows
- Two ground floor and two first floor bedrooms (one ensuite)
- Large sitting room with open fireplace, garden views and terrace access
- Dining room adjacent to the kitchen
- Bathroom, shower and w.c.
- Insulated garden office with views
- Single garage and workshop



Entrance

A pair of wrought iron double gates mounted on a pair of granite pillars lead into the tarmac parking and turning area at Farthings. To the eastern side of the house is a short driveway to a car port and the large conservatory porch that is the main entrance to the house.

Conservatory/porch

The porch has a upvc double glazed front door and matching windows with a triple glazed polycarbonate roof. There are built in cupboards for coats and boots, two wall light points, a single panel radiator, a clay tiled floor, a black aluminium front door to the entrance hall and a matching internal window with hardwood frame.

Entrance hall

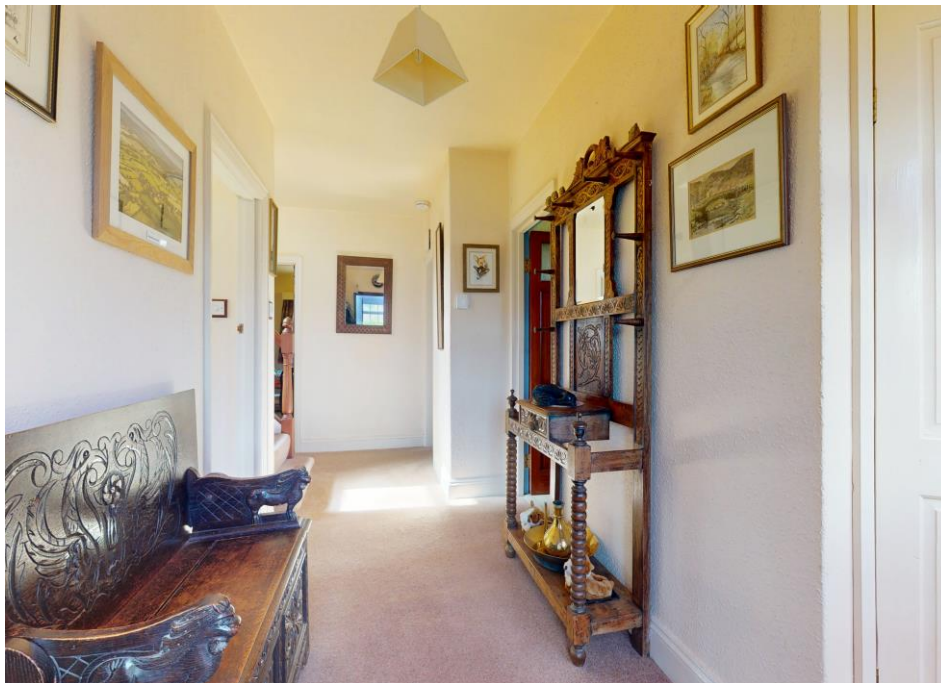
This hallway has a high ceiling with two pendant light points, stairs to the first floor, a double panel radiator and mahogany panelled doors to all rooms.

W.C.

Fitted with a white low level w.c. and a wash hand basin, a black aluminium double glazed window in a hardwood frame and a pendant light point.

Shower

A fully tiled room with a glazed folding shower screen door, a Triton electric shower, an extractor fan, wall mounted warm air heater and a ceiling light point.





Bathroom

A mahogany panelled door leads into the bathroom which is fitted with a suite comprising a panelled bath with tiled splashbacks and shower/mixer tap, a low level w.c., an oval basin set on a vanity unit, a ceiling light point, wall mounted warm air heater, single panel radiator, chromed electric heated towel rail and a black aluminium double glazed window with a hardwood frame.

Dining room

With a panelled mahogany door from the hall, this room has a black aluminium double glazed front window set in a hardwood frame, a central ceiling mounted spotlight fixture, single panel radiator and a glazed panelled door to the kitchen.

Kitchen

The kitchen has two double glazed black aluminium windows with hardwood frames and a matching door to the garden room. It has a fluorescent light fixture, a vinyl floor and built in cupboards with shelving, the insulated hot water cylinder and a walk-in larder. It is fitted with a range of base and wall cabinets, Corian work surfaces, tiled splashbacks, a double drainer, single bowl stainless steel sink with mixer tap and a cooker hood and light above the space for an electric cooker. Under counter space is allocated for a washing machine.

Garden room

A fully double glazed garden room with an exterior door, two wall light points and a wall mounted electric heater.



Sitting room

A generous sitting room with a side facing aluminium double glazed window in a hardwood frame, a big bay window overlooking the beautiful garden and a matching door to the terrace. This bright room has a high ceiling, an open fireplace, two wall light points and two double panel radiators.

Bedroom 1

A good size double bedroom with two black aluminium double glazed windows set in a hardwood frame and overlooking the garden and the view to Whiddon Deer Park. A deep triple wardrobe is built in and there is a white oval basin set on a vanity unit with an adjacent chromed electric towel rail. There are three wall light points and a double panel radiator.

Bedroom 2

This flexible room is either a double bedroom or a study and has a double glazed black aluminium side window with a hardwood frame. There is a pendant light point and a wall light point, a wash hand basin on a vanity unit and a built in closet with hanging rail and shelving.





First floor landing

The stairwell has hardwood balusters and hand rails, a pendant light point, a double panel radiator and a dormer window with a double glazed black aluminium window set in a hardwood frame and overlooking the garden.

Bedroom 3

A double room with a side facing dormer with a double glazed black aluminium window set in a hardwood frame. This double room has a pendant light point, a deep built-in closet, ceiling mounted spotlights, a double panel radiator and a door to the ensuite shower room.

Ensuite shower room

Fully tiled to walls and ceiling with an extractor fan, a wall mounted electric warm air heater, a fully tiled shower with glazed folding shower screen and Mira electric shower unit, a low level w.c. and a wash hand basin with shaver/light above. A hatch leads to an insulated loft void.

Bedroom 4

This single bedroom is pine clad to walls and ceiling with a side dormer window and a black aluminium double glazed window in a hardwood frame that looks out to the Whiddon Deer Park. It has a pendant light point, three mounted spotlights and access to the insulated eaves storage.



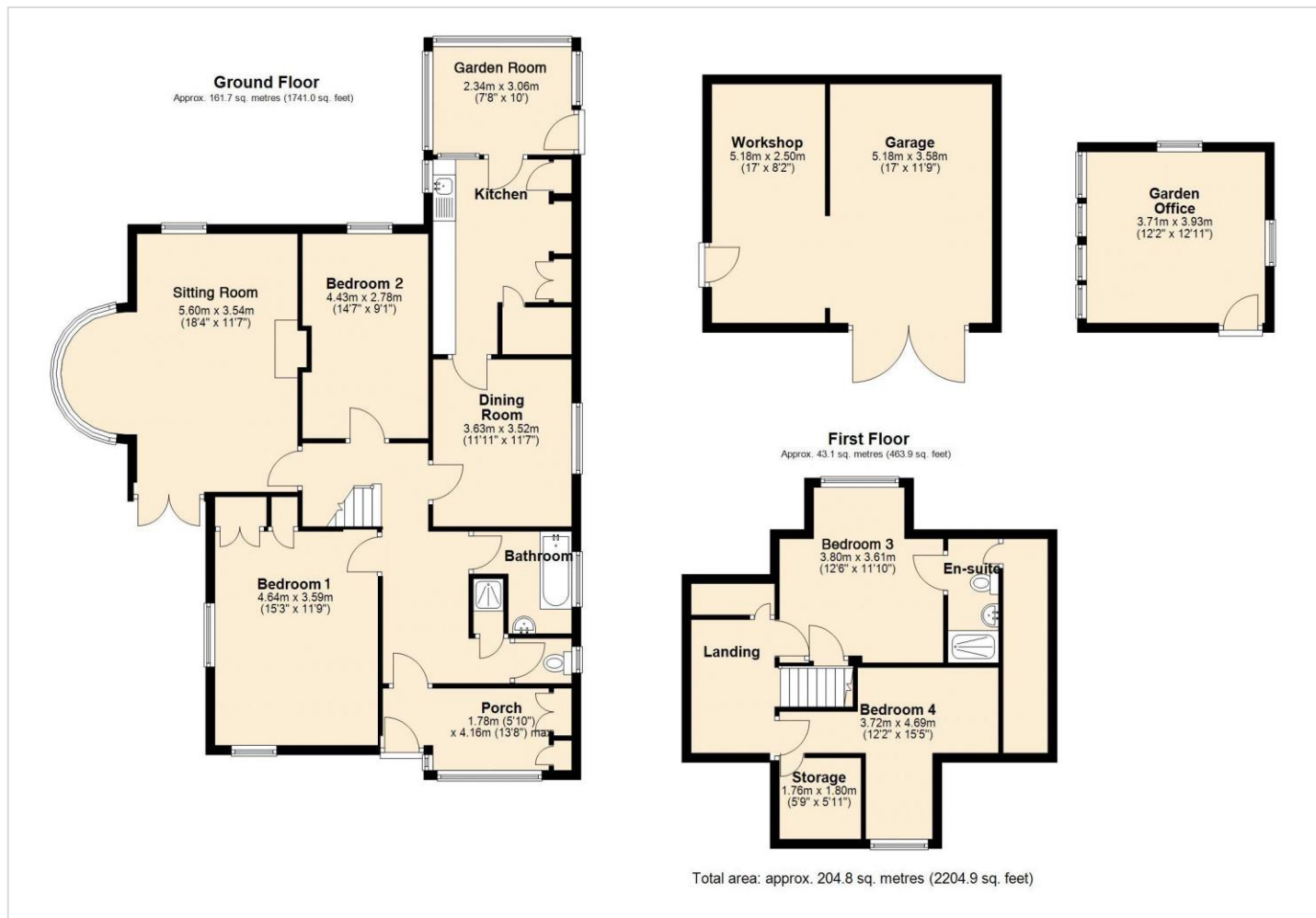
Exterior

The garden

To the western side of the parking area at the front of the house there is a gated access to a covered passage beneath a clear corrugated roof where the exterior oil fired boiler is sited. The passage leads to the garden on the western side of the house which has a sheltered paved patio, granite retaining walls with an upper lawned area, a potting shed and greenhouse. (7'11 x 5'7/2.41m x 1.70m) and the 1800 litre double bunded oil tank.

The upper lawn leads to the garden office and to the beautiful main garden. The garden at the rear is laid out to enjoy the best of the superb rural views to Whiddon Deer Park and Castle Drogo across the lovely Dartmoor countryside. The garden reflects years of dedicated cultivating to create a wonderful space with a large lawn, shape and colour with something for all seasons. At the back of the house is a slightly elevated terrace for a bench, and there is a granite bounded patio and a spot by the pond to enjoy the evening sun. The garden is full of flowering trees, shrubs and perennials.





Garden office

Measuring 13'1 x 12'6/3.98m x 3.81m, this timber built structure is insulated and has power and light and a broad window looking across the garden to the Dartmoor countryside. It has six power points, a stable door and four wall light points.

Garden shed

A timber built shed for garden furniture (7'8 x 6'10/2.33m x 2.08m).

Tin shed

A garden equipment store (12'9 x 8'7/3.88m x 2.61m).

Car port

A timber framed open sided car port with a clear corrugated roof (18'5 x 8'1/5.61m x 2.46m).

Single garage and workshop

A timber framed and metal clad garage and workshop with power and light (18'9 x 16'10/5.71m x 5.13m).

VIEWING BY APPOINTMENT ONLY

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