



# Millbrook

11 Mill Street, Chagford TQ13 8AW

RENDELLS

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Offers in Excess of £800,000

A glorious, double fronted period property, at the centre of the sought after market town of Chagford with fabulous proportions, and many original architectural features. Driveway to private parking - a real rarity in the town centre. Delightful courtyard garden, roof terrace, garage and workshop with utility and gardeners WC..

- **Grade II Listed Period Home**
- **6 Double Bedrooms**
- **Three Spacious Reception Rooms and Kitchen/Dining Room**
- **Private Courtyard Garden and Roof Terrace**
- **Garage/Workshop, Private Parking and outbuilding with Gardeners WC**
- **Gas Fired Central Heating**
- **Town Centre Position**
- **NO ONWARD CHAIN**

## Situation:

The property is situated at the heart of Chagford, which offers a great variety of independent shops, pubs, and eateries as well as a great selection of community clubs and activities. There is also an open air swimming pool operating during the summer months. Bovey Castle, renowned for its excellent facilities and Golf Course, is only 5 miles distant.

The A30 dual carriageway is 5.5 miles to the north, giving access to the beaches of Cornwall in the west and the Cathedral City of Exeter in the east with a wide variety of amenities and providing access to the M5, mainline railway and international airport. Additionally, Okehampton Railway Station with regular services into Exeter is only 7 miles distant.

## Description:

Millbrook was constructed by the owners family in 1869 and has been owned by them for the last 100 years.. Whilst now in need of some gentle modernisation, the property has been partially re-wired in recent years and a modern gas fired boiler has been installed. Maintenance over the years has been impeccable, however, the property offers the opportunity for any incoming purchaser to modify and adapt the accommodation and presentation to suit.

## Accommodation:

The property is approached from the front through a wrought iron gate with a path bisecting a small area of outside space. A period front door opens in the generous entrance hallway with stairs rising to the first floor.

On the ground floor there are three reception rooms, one presently utilised as a home office. There is a Kitchen/Breakfast room at the rear with views over the private courtyard garden and a gas fired Rayburn for cooking. A rear porch provides access to the garden and in turn to the garage and parking.





On the first floor, the spacious landing opens into four large double bedrooms, all with integrated storage. There is a family bathroom and separate shower room which is presently unused, in addition to a useful WC. The rear bedrooms offer fabulous views to Castle Drogo and the distant hills.

The second floor incorporates two large bedrooms, and uniquely a kitchenette, making this floor ideal as annexe accommodation. Furthermore, this space could easily be modified for use as a bathroom or additional shower room.

### Outside

To the front of the property, a short path bisects a small area of outside space, ideal for container planting. At the rear, a private road – owned by Millbrook—provides access to the garage and parking in addition to vehicular and pedestrian access to a number of other properties.

The rear garden is fully enclosed and is accessed through a private gate. This courtyard area is entirely private and in turn leads to a roof terrace—accessed via a set of recently fitted galvanised steps. This area enjoys open views and provides suitable space for container planting. The courtyard incorporates a raised pond and also provides access into the garage and workshop and the secure storage area with gardeners WC.



### General Remarks & Stipulations:

**Tenure:** Freehold with vacant possession.

**Council Tax:** Band G - £4,262.32 for 2025/26

**EPC:** Exempt as Grade II Listed

### Services:

Mains Electricity, water and Drainage. Gas fired central heating system from boiler and radiators. Ultrafast broadband available up to 1800 mbps (Source Ofcom)

### Local and Planning Authority:

West Devon Borough Council - [www.westdevon.gov.uk](http://www.westdevon.gov.uk) - 01822 813600

Dartmoor National Park - [www.dartmoor.gov.uk](http://www.dartmoor.gov.uk) - 01626 832093

### Access:





The property enjoys its own access from the council road at the front and the privately owned lane at the rear. Other properties enjoy a right of way over driveway.

**Wayleaves, Easements:**

The property is sold subject to any Rights of Way, wayleave, Rights or Easements which exist at the time of the sale whether they are mentioned or not.

**Fixtures & Fittings:**

All fixture and fittings, unless specifically referred to in these particulars, are expressly excluded from the sale of the freehold.

**Plans & Maps:**

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**Boundaries, Roads & Fencing:**

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings**

Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277

**Directions:**

From the main square in Chagford turn right into Mill Street. The property will be found after a short distance on the right hand side.

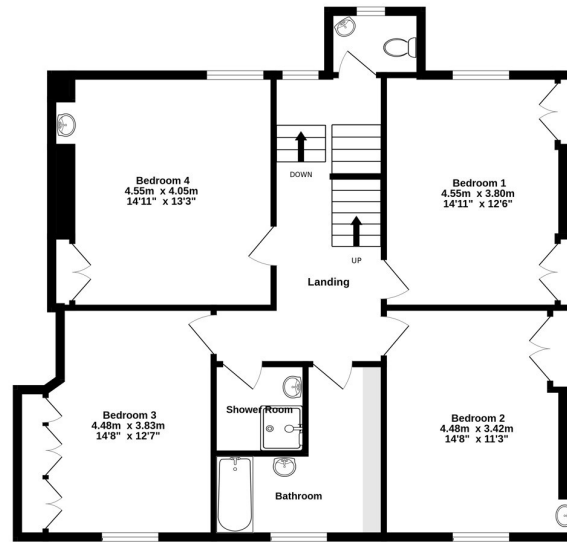
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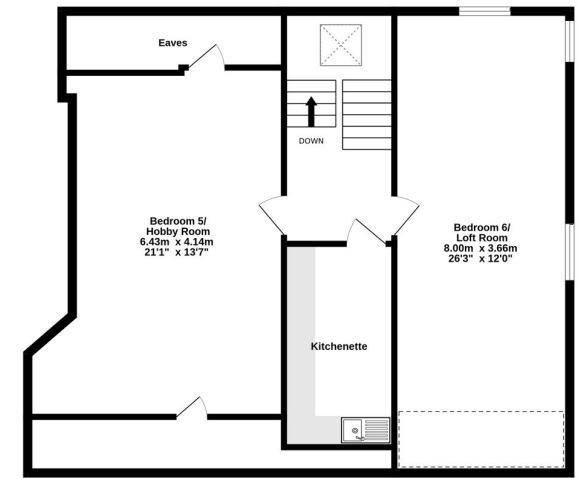
91.8 sq.m. (988 sq.ft.) approx.



95.0 sq.m. (1022 sq.ft.) approx.



90.4 sq.m. (973 sq.ft.) approx.



**TOTAL FLOOR AREA : 277.1 sq.m. (2983 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

**Consumer Protection from Unfair Trading Regulations 2008**

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
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