



Offered to the market with no onward chain, this beautifully presented detached two-bedroom coach house is situated within the breathtaking surroundings of Dartmoor National Park, an area celebrated for its spectacular moorland scenery, charming villages and outstanding outdoor lifestyle. The property offers spacious, contemporary accommodation, complemented by a garage and a further allocated parking space.

The Stannary | 20 Tinnars Lane | Chagford | TQ13 8FR



thoroughly good property agents



PROPERTY TYPE

Detached Coach House



SIZE

920 sq ft



LOCATION
Chagford



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Communal Greens



EPC RATING

81 B



COUNCIL TAX BAND

B



in a nutshell...

- Detached Coach House
- Spacious open-plan living, dining and kitchen area
- Contemporary fitted kitchen with integrated appliances
- Two generous double bedrooms
- Modern family bathroom
- Garage
- Allocated parking space
- No onward chain
- Chagford, Dartmoor National Park
- Remaining 5 years NHBC warranty



the details...

The accommodation is arranged over the first floor and comprises a superb open-plan kitchen, dining and living room, creating a bright and sociable space for modern living. The contemporary fitted kitchen features a range of integrated appliances, AEG oven, gas hob, dishwasher, washer/dryer and Fridge/freezer and ample storage, while the generous living and dining areas enjoy excellent natural light. There are two well-proportioned double bedrooms, both offering comfortable accommodation, including a principal bedroom benefitting from an exceptionally large walk-in wardrobe. A stylish family bathroom is fitted with a modern white suite and shower over the bath. Further enhancing the practicality of the home is a substantial storage cupboard located on the landing, which also houses the boiler and provides a level of storage rarely found in modern properties.

On the ground floor, a private entrance leads to the first-floor accommodation, while externally the property benefits from a large integral garage and one further allocated parking space, providing valuable parking and storage solutions.

Set within the heart of Dartmoor National Park, this well-presented detached two-bedroom coach house enjoys a wonderful location surrounded by some of Devon's most spectacular countryside, charming villages and excellent outdoor pursuits.

Offered to the market with no onward chain, the property provides spacious and modern accommodation, and the added reassurance of approximately five years remaining on the NHBC warranty. An excellent opportunity for first-time buyers, investors, downsizers or those seeking a low-maintenance home in a highly sought-after Devon setting.

Approximate Gross Internal Area 920 sq ft - 86 sq m (Excluding Garage)

Ground Floor Area 42 sq ft – 4 sq m

First Floor Area 878 sq ft – 82 sq m

Garage Area 231 sq ft – 21 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of floors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

complete.

Forming part of the **award-winning Bellacouch Meadow development by renowned developer CG Fry**. The development has received significant recognition, including the **LABC South West 2024 Award for Best High Volume New Housing Development** and the **Devon & West Devon Building Control Gold Award for Best New Housing (Large Development) 2024**, reflecting the exceptional quality and craftsmanship throughout this sought-after community.



the location...

Nestled in the heart of Dartmoor National Park, Chagford is a charming and vibrant market town renowned for its independent shops, welcoming community, excellent amenities and stunning countryside. Regularly featured in The Sunday Times Best Places to Live guide, it offers an exceptional quality of life.

Shopping

Town Centre: Chagford 0.3 miles

Supermarkets: Spa 0.3 miles, Okehampton 11.5 miles

Exeter: 21.5 miles

Relaxing

Haytor 9.8 miles

Jubilee Park, Chagford 1.5 miles

Travel

Bus Stop: Chagford School 0.3 miles

Train Station: Okehampton 12.5 miles

Airport: Exeter 28.5 miles

Schools

Chagford Church of England Primary School: 0.3 miles

Okehampton College: 12.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 8FR

how to get there...

From the Bovey Tracey Office, head along Station Road and take the the 3rd exit at the roundabout onto the A382. Head to Moretonhampstead for approx 7 miles. Remain on the A382 and follow the sign for Chagford. Remain on the A382 for about 3 miles and take the left turn signposted for Chagford on the B3206. Went entering the town take the first left on to Turnlake Road. Follow the road to the T-junction and take a left on to Ellis Drive. Take the first turning on the right onto Tinners Lane. The property can be found on the left hand side.

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