

ADLEY HOUSE

Chagford, Devon



AN ATTRACTIVE AND BEAUTIFULLY PRESENTED
PERIOD HOUSE WITH EXTENSIVE LANDSCAPED
GARDENS, OFF A QUIET LANE, IN A PEACEFUL,
RURAL SETTING, CLOSE TO THE POPULAR
DARTMOOR TOWN OF CHAGFORD

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Snug | Office | Kitchen/dining room | Utility room | Cloakroom

First Floor: Principal bedroom/shower room suite | Dressing room | Four further bedrooms and bathroom

Outside: Store rooms and workshop | Barn and outbuilding with garaging | Extensive landscaped gardens with orchard, wildlife area and pond

In all about 1.24 acres (0.5 hectares)

Distances: Chagford Town Square 1 mile, Moretonhampstead 4 miles, Okehampton 13 miles, A30 5 miles, Exeter 22 miles
(All distances are approximate)

Offers in excess of £1,200,000

SITUATION

Adley House is situated just outside the popular and picturesque ancient stannary town of Chagford (approximately a 10 minute walk), on the north east side of 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, which is about one hours walk away.

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 is 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, running 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 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, stations with mainline connections to London (Paddington and Waterloo) and an airport.



THE PROPERTY

Adley House occupies a delightfully peaceful and private, rural, location, beside Adley Lane, just to the east of Chagford, but within easy walking distance of all its amenities.

This attractive period home provides spacious and beautifully presented accommodation. The driveway off the lane leads into a broad gravel parking and turning area beside the property and the front door opens into the porch and entrance hall with stone paved flooring and double doors opening to the terrace and gardens. To one side of the hall is the lovely 25 foot sitting room with window shutters and a fireplace with a granite surround and wood burner.

To the other side of the hall is the snug with a fireplace and wood burner, along with the office. Doors from both rooms open into the spacious kitchen/dining room, with stone tiled flooring, a stylish fitted kitchen with island, and a dining area. French doors open out to the simply stunning immediate view of the garden and long distance views towards Castle Drogo, as well as the terrace and gardens beyond, creating a charming entertaining room at the heart of the house.

Adjoining the house, a single storey outbuilding has been converted to provide rear hall, utility room, cloakroom, plant room/stores and workshop.

On the first floor is the principal suite, as well as a fitted dressing room, four further bedrooms and a bathroom providing excellent accommodation and there are gorgeous views across the surrounding Dartmoor countryside from the bedrooms.

On the other side of the driveway and parking and turning area is a range of traditional stone outbuildings, comprising of a barn with garaging and loft above and an outbuilding incorporating log store, potting shed and storage.







The landscaped gardens and grounds at Adley House are a particular feature of the property, providing an idyllic setting. The garden is especially attractive in the spring, being ablaze with snowdrops in January, followed by daffodils and bluebells. A terrace runs along the back of the property and flights of steps descend between planted areas to lawned gardens with mature ornamental trees and shrubs and a paved terrace and pergola in one corner. To the side is a productive kitchen garden with 8 raised beds.





A pathway leads past the outbuilding to a further gravelled area with a greenhouse, plant beds and an orchard area which leads down to the wildlife area with pond.

PROPERTY INFORMATION

Tenure: Freehold

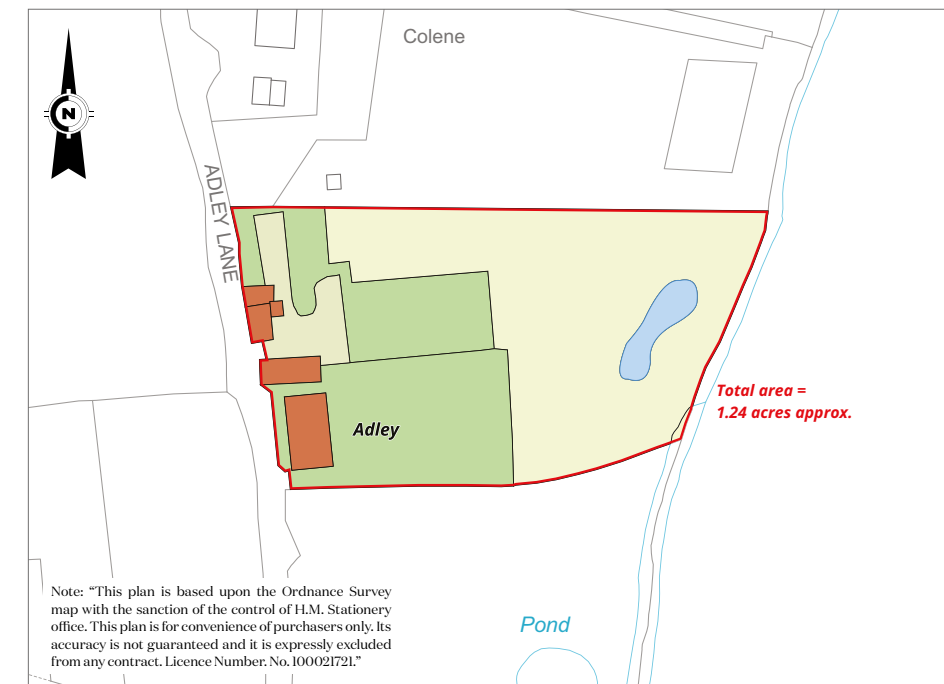
Services: Mains water and electricity. Private drainage. Biomass boiler. Water solar heating panels.

Local Authority: West Devon Borough Council: 01822 813600

EPC: E

Council Tax: Band G

Directions: TQ13 8JG | What3words ///slimming.croaking.blending



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



Approximate Gross Internal Area
356.7 sq.m. (3839 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.



I would be delighted
to tell you more.

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