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properties



Foxhole

Murchington, Chagford, Devon TQ13 8HJ

£635,000 Freehold







The Property

Foxhole was converted from a handsome granite barn about 20 years ago and offers the charm of the exterior granite walls with the ease of comfortable modern accommodation which is double glazed and which has underfloor heating. The living area is spacious with plenty of windows, a central staircase to the first floor and a galleried landing above the dining area, the kitchen is generous with light hardwood finished units, stone worktops and a Sinkerator boiling water mixer tap, and there is a w.c. and utility room on the ground floor. Upstairs is the galleried landing, a big main bedroom with spacious ensuite shower room, two further double bedrooms and a family bathroom, plus the added benefit of a first floor, character sitting room or occasional guest bedroom. There is an integral workshop with an exterior door. The garden is beautifully laid out with granite walls and steps, well stocked borders and shrubberies, a summerhouse and shed and there are two parking bays. This super home must be viewed to be appreciated and Fowlers strongly recommend viewing.

Situation

Murchington is a small, peaceful community of homes only about 1 mile as the crow flies from the ancient Stannary town of Chagford. It is surrounded by Dartmoor countryside and has good access to footpaths and the Teign valley. Nearby Chagford has a wide variety of day to day and specialist shops, four pubs, a Primary school, Pre school and Montessori school, surgeries for doctor, dentist and vet and there is a Parish church, Roman Catholic church, a chapel and a library. The A30 dual carriageway is only about 4.5 miles from Murchington and Exeter is approximately 20 miles.

Services

Mains electricity and drainage. Private water. Oil by private personal contract.

Council tax band Band D

Directions

What three words: Inserting.wolves.kitchens

From Fowlers double doors drive to the top of The Square and turn right into Mill Street. When the road splits after about 200 metres, bear right and continue down Mill Street, through the granite cutting to the cross roads at the bottom where you bear right and cross Factory Bridge. About 150 metres after the bridge turn left onto Walland Hill and follow this lane up the hill and then into the valley and up the other side and shortly you will come to a junction at the edge of Murchington. Turn left and follow the road for about 250 metres. On the left is a broad opening with a cattle grid which is the shared access to Foxhole. Just inside the gateway on the right are the two gravelled spaces for Foxhole.

- A spacious granite barn conversion with a charming and private garden
- Parking for two cars off road
- Big sitting/dining room with exposed beams
- Smart kitchen with stone worktops and ceramic floor
- Utility room and separate w.c.
- Part galleried landing
- Main bedroom with wardrobes and ensuite shower room
- Two further double bedrooms and family bath/shower room
- Upstairs sitting area/occasional guest bedroom
- Integral workshop with exterior entrance

Entrance

A gated access from the parking spaces leads to a gravelled path set between a granite retaining wall and a raised granite bounded and very well tended flower bed. The stable front door is at the end of this short path and there is an exterior light.

Sitting/dining room

This is a large room with a dining area just inside the front door, a double glazed portcullis style door and a large window to the rear and a galleried landing and void above for good natural lighting. There is an exposed and preserved original beam spanning the room, a fitted spotlight fixture to light the dining table and a solid wood panelled door to the rear lobby. The room is divided by the open tread staircase with the sitting room on the other side which has three double glazed wooden windows plus a large portcullis style door/window set into the gable end. There are two large beams spanning the room that have been preserved and are original features and there is a ceiling mounted spotlight fitment, plenty of power points, a TV point and a thermostat for the underfloor heating.

Kitchen

The kitchen is fitted with a good range of light hardwood finished base and wall cabinets with stone worktops and concealed worktop lighting. Set into the stone tops is a Franké stainless porcelain sink with a Sinkerator boiling water tap and a water spigot, a ceramic Neff halogen hob with a circulator hood and lighting above and there are matching stone splashbacks. Other integral appliances include a Bosch electric fan oven and grill, a dishwasher and an under counter freezer. The floor is ceramic tiled, there are two double glazed windows facing out to the garden and the ceiling has four recessed downlighters.









Inner lobby

A solid wood panelled door leads into the lobby which has space for coats and matching doors to the w.c. and utility room.

W.C.

A tiled ceramic floor is fitted with a low level w.c., a pedestal wash hand basin, limestone tiled splashbacks, an extractor fan and two ceiling recessed downlighters.

Utility room

A large wooden double glazed obscure window lets in plenty of natural light to a good size utility room which has base and wall cabinets finished in white with a single drainer stainless steel sink, tiled splashbacks, a floor mounted Worcester oil fired central heating boiler and space for an automatic washing machine. The floor is laid with vinyl and there are four downlighters, a cupboard housing the circuit breaker box and a closet which conceals the heating manifolds for the underfloor heating.

First floor

The open tread staircase leads to the first floor landing which has a galleried void above the dining area, a large wooden double glazed window, solid wood panelled doors to all rooms, wooden balustrades, a double glazed rear window and a short corridor where there is an airing cupboard with hot water cylinder, immersion heater and shelving.





Bedroom 1

This spacious double bedroom has two wooden double glazed windows, two built in individual wardrobes with hanging rails and shelving, five ceiling recessed downlighters and a solid wood door to the ensuite shower room.

Ensuite shower room

Quite a large shower room with a big walk-in shower with glazed screen and splash guard and built in thermostatic shower. Built in vanity cabinets with cupboards house the white wash hand basin and the concealed cistern for the low level w.c. and there is a useful vanity surface beneath the large mirror. An extractor fan is fitted, four downlighters and a vinyl floor.

Bedroom 2

A double bedroom with a double glazed wooden window overlooking the garden, a built in wardrobe with an automatic light, a recessed vanity cupboard beneath the wash hand basin which has a shaver/light above, and tiled splashbacks. A ceiling loft access hatch leads into the roof void.









Bedroom 3

A third double bedroom with a deep built in single wardrobe with a hanging rail and shelf, a plumbed pedestal wash hand basin with shaver/light above, four downlighters and a wooden double glazed window looking out over the garden.

Family bathroom

Fitted with a white suite comprising a bath with shower screen, ceiling height splashbacks and fitted Mira electric shower unit, a screened low level w.c., a pedestal wash hand basin with tiled splashback and shaver/light above, an extractor fan, three downlighters, a plumbed heated towel rail and a ceramic tiled floor.

Snug/occasional bedroom

A room with great character as it has exposed roof trusses and some exposed structural granite features. It is a cosy sitting area but could also be used as an occasional bedroom for extra guests. It has a double glazed window to the rear and a further double glazed doorway to the front of Foxhole which leads to a wooden exterior staircase to the garden level.

Exterior

Workshop

Located at the upper end of the barn, with access from the garden, is a workshop with power and light. It has its own dedicated circuit breaker box and is ideal for hobbies or work.



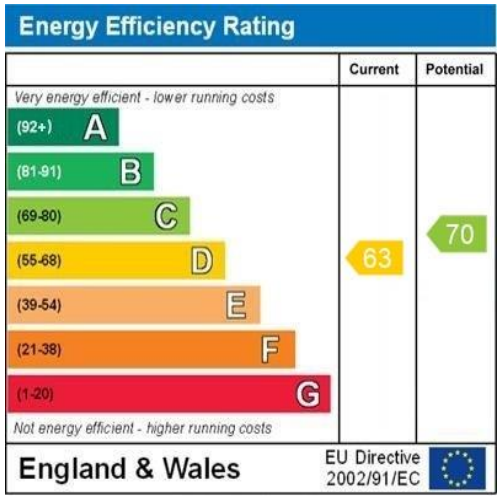


Parking

There is gravelled space for two cars.

The garden

The sunny garden is beautifully tended and has a fine set of curved granite steps that lead up to the level lawn from the front door, or a pathway along the front of the barn which has a gentle gradient to the upper end of the garden. It is mostly laid to grass with shaped flower borders and shrubberies with many flowering perennials and the hedgerows are mature, lending great privacy. A summerhouse is sited in the garden, a tool shed and the double bunded oil tank, which is hidden behind the summerhouse. At the upper end of the garden is a pretty little walled segment of garden with a herb garden and space for a bistro set. It has been designed to be easy to manage and is a delight.





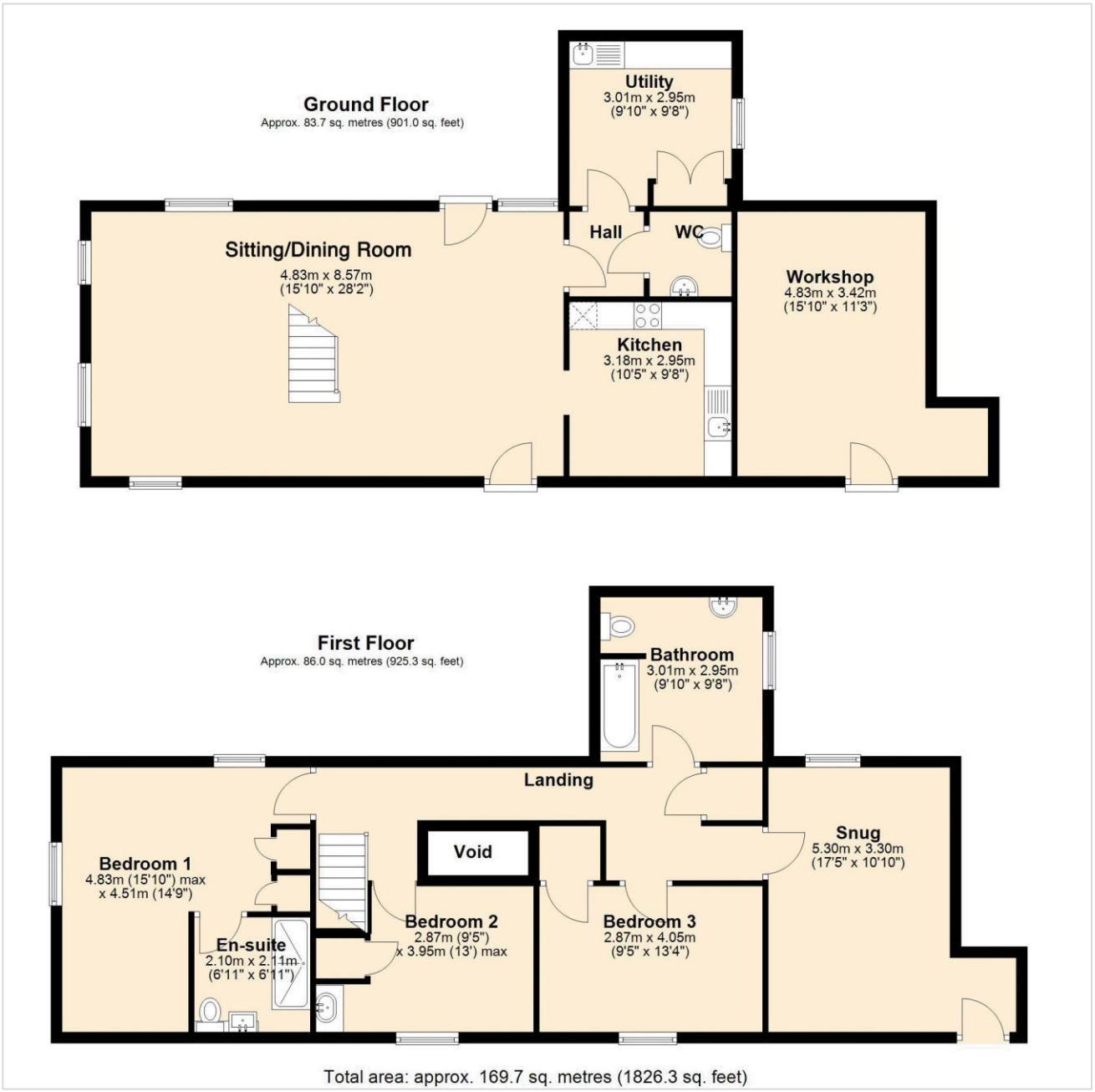
















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