

D. R. Kivell
COUNTRY PROPERTY

Kuranda
Chagford, Devon





Kuranda

1, Manor Drive Chagford, Devon, TQ13 8BH

Chagford Square 0.2 Mile

A30 4 Miles

Okehampton 12 Miles

Exeter 20 miles



3 Bedrooms



2 Reception Rooms



3 Bathrooms



EPC D67

Impressive, contemporary 3 bedroom, 2 reception room house in an enviable position on the edge of Chagford. Integral Garage, sun terrace. Stunning countryside views. Ample Parking. No Onward Chain.

Kuranda is located at the start of a small cul-de-sac in an enviable position, within walking distance of the sought after town of Chagford, recently mentioned in the Sunday Times as one of the 'best places to live in 2026'. This lively market town has a bustling high street around a central square with an abundance of amenities, a weekly farmers market and annual film festival. The town has a primary school, veterinary centre, tennis club, open air swimming pool, pharmacy, Spar convenience shop, Butchers, Baker, delicatessen and greengrocer's ,village hall, library and art galleries. For dining out there are 4 public houses, including the The 5 star rated hotel The Globe Inn and two cafes. The renowned Gildeigh Park Hotel is within walking distance of the property. The A30 can be accessed at Whiddon Down 4 miles to the north providing easy connection to Okehampton 12 miles to the northwest has a Waitrose Supermarket and Train Station. Exeter 20 miles to the northeast has more comprehensive amenities, private education, access to the M5, airport and a mainline train station to London. Stover School 15 miles to the southeast at Newton Abbot provides further private education.



Kuranda underwent a full refurbishment in 2022 creating modern and contemporary family living, including a designer kitchen, internal and external lighting, windows and doors, bathrooms, flooring, rewiring, new driveway and landscaped garden.

The property benefits from underfloor heating via a mains gas Worcester boiler, Karndean flooring throughout the living areas and carpet in the bedrooms. Oak staircase and sills, Oak veneer internal doors, power coated aluminium double glazing and bi-fold doors (integral blinds), bringing the outside in whilst taking in the countryside views.



The accommodation briefly comprises; Ground Floor accessed from the driveway through the front door into Entrance Hall, recess for coats and shoes, radiator, stairs rise to first floor. Door into Integral Garage: 6.20m max x 3.41m (20'4" max x 11'2") electric up and overdoor, power and lighting, fitted cupboards, space for fridge.

Glazed door to Utility Room; fitted base units, composite sink and drainer, space and plumbing for washing and tumble dryer above. Opening to plant room, housing Worcester gas fired boiler, hot water cylinder and under floor manifolds. Cloakroom, w/c, wash handbasin and heated towel rail. Glazed door from garage to Boot Room, heated towel rail, and external pedestrian door to front drive.





On the First Floor: Open planning Kitchen/ Dining / Living Room. Fully fitted designer kitchen, electric AGA, seating for two breakfast bar, wine fridge. Neff induction hob with Faber extractor hood, integral eye level Neff Oven and separate Microwave/combi oven, Bosch dishwasher, fridge / freezer, sink. 4 door bifolds, open to a full width terrace complete with glass balustrading where views can be enjoyed of the garden, surrounding countryside and Dartmoor beyond.

Off the hallway, Bedroom 2 a double room, built in storage cupboards and en suite shower room, double width shower, w/c and marble freestanding wash basin, heated towel rail. Bedroom 3, double room, built in storage cupboards and door to Jack and Jill Family bathroom, bath with shower over, w/c, heated towel rail and marble freestanding wash basin.



Part glazed French doors open from the hallway into Sitting room; two windows and 3 door bi-fold to the front opening onto the terrace, steps lead down to a seating area, front lawn garden and the driveway.

A door from the sitting room to the to the Master Bedroom suite, a dual aspect spacious bedroom, window to the front giving countryside views, dressing room area with fitted wardrobes and integrated dressing table, stairs lead to the mezzanine en suite bathroom. Free standing double ended contemporary bath, wall hung w/c and wash hand basin with vanity unit, heated towel rail ,Velux window.



Outside

The property is located at the start of a cul-de-sac and accessed over a newly created entrance through two pillar gate posts opening onto a resin driveway with parking for 4 cars.

The landscaped lawn garden wraps around all sides of the property and is bordered by Beech hedging to two sides. Steps to the side of the garage lead up to the side and back of the house.



The rear garden which is predominantly lawn has a feature an Iron Gazebo, raised gravelled seating area in the corner and bordered by mature flowerbed and raised shrub borders.

At the front of the house the terrace runs the full width of the house with a seating area to one end with space for table and chairs. Stepping down from the decking is a level lawned garden and access down to the driveway.



Services & Information
Water – Mains
Drainage- Mains
Electricity – Mains
Heating – Mains Gas
Telephone & Broadband – Open Reach Connection checker.ofcom.org.uk
Vodafone Fibre Connection to the Cabinet (FTTC)
CCTV
Mobile Availability – checker.ofcom.org.uk
Council Tax Currently Band – F
EPC –D67
Construction – Timber Frame & Block cavity wall

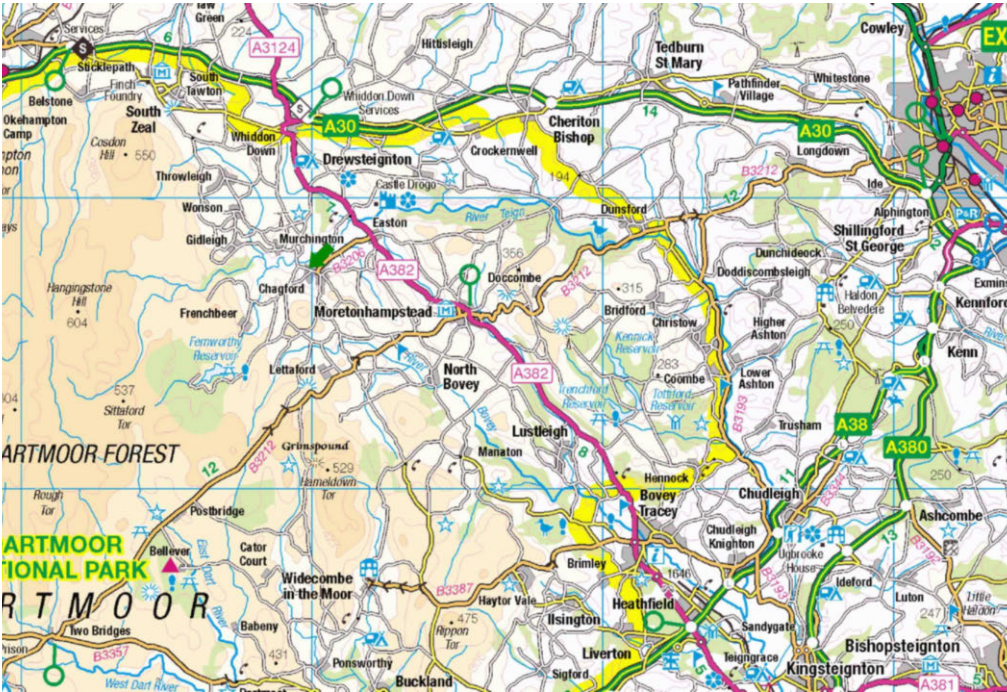
Local Authority
West Devon Borough Council, Kilworthy Park, Tavistock, PL19 0BZ 01822 813600
Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, TQ13 9JQ 01626 832093

Tenure
The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements
Strictly by appointment with D. R. Kivell Country Property 01822 810810.

Directions
From the M5 at Exeter take the A30 to Bodmin. Proceed for 23 miles before taking the slip road at Whiddon Down to Moretonhampstead. Proceed along the A382 taking the first left at the roundabout to Chagford Continue for 3 miles before turning right onto the B3206 to Chagford. After passing the square in Chagford turn right onto Mill Street and after 160 yards fork left onto Manor Road. After a short distance take another left onto Manor Drive where the property will be found immediately on the left.

What3words Location Finder
///generals.ideals.outdoor



Agent's Notes
None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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