



4 Rivervale Close

Chagford, Newton Abbot TQ13 8LA



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Offers in Excess of £725,000

A comprehensively renovated four ensuite-bedroom house forming part of a historic wool factory on the outskirts of the sought after and vibrant Medieval town of Chagford. It is the perfect combination of an old countryside home with period features, but benefitting from the scale and height of an industrial building and modern interiors. The high spec design incorporates bespoke kitchen and stairs, smart utilities system and slide and pivot windows that maximise the beautiful views; while retaining all the character architectural features. An internal viewing is highly recommended.

Situation:

The house is set in a small, lush, and peaceful valley on the edge of Chagford and only a short walk into the centre. The town has the unique mix of a vibrant modern community, set to the backdrop of a quaint rural village within one of the UK's most celebrated National Parks. There are all the amenities one needs, including medical, dental and veterinary facilities, a school, an array of thriving independent shops, eateries, and businesses, as well as clubs for cricket, football, tennis and bowls, nearby golf course, seasonal outdoor pool, and numerous societies, clubs and a full annual calendar of events.

Set within Dartmoor National Park, it is only a ten-minute drive to the A30 approx 5 miles away, with easy access to the motorway, rail networks and the cathedral city of Exeter, where all major shops and facilities can be found.

Description:

The original wool factory dates back to the 1800s and was split into three 'townhouse style' homes in the 1970's, which, along with four workers cottages, makes up the small riverside development. No 4 was acquired by the current owners, who used local heritage builders to undertake a full renovation - taking it back to the bare bones, fulfilling structural work and new wiring and plumbing, plus restoring and enhancing original features such as timber and stonework throughout. The property boasts the impressive stairwell that serviced the factory, now with new, hand-crafted ash stairs and feature window. The 2,200 square foot four-bed home is set in an idyllic spot and enjoys glorious views over the rolling hills and moor beyond.

Accommodation:

The ground floor incorporates an entrance/boot room with W.C., storage and cloakroom area; a spacious kitchen/diner, with bespoke ash units and long-life composite stone island, plus a large slide and pivot window with views of the courtyard; the stairwell with storage space underneath and access to the courtyard garden. Exposed timbers and high ceiling throughout.

The first floor comprises living room, study, laundry room and large storage area. Again, the space has high ceilings, painted beams and lintels, with rural views.

The second floor offers two large en-suite bedrooms with views over the surrounding countryside.

The top floor has two further large ensuite-bedrooms, with double height vaulted ceilings, exposed beams and excellent views over the rolling hills surrounding the property.

Outside:

The house has a pretty, Mediterranean-style courtyard garden, with seating and BBQ area.

In addition, the property benefits from a separate piece of level land that is used as an allotment, as well as low maintenance wild flower meadow and seating area, with a beautiful countryside and river backdrop.

The area at the front of the property, the width of No. 4's building, provides parking space enough for two vehicles.





Services:

Mains electric, gas, and water (not metered). Shared septic tank drainage (1/7th cost).
 Gas central heating and hot water with under floor heating to the ground floor and column radiators.
 Standard line broadband available with speeds up to 28Mbps (Source Ofcom).
 4G mobile services available.

Local and Planning Authority:

West Devon Borough Council, Kilworthy Park, Tavistock, Tel 01822 813600

Dartmoor National Park, Parke, Bovey Tracey, Tel 01626 832093

Council Tax: Band C being £2,166.37 for 2024/25

Energy Performance Certificate:

E47 with potential for C78 (see chart below).

Please note that the EPC was produced prior to the current owners purchasing the property and therefore the extensive renovation work that includes insulation to the roof and walls, new heating system and concrete foundation on the ground floor, should have improved the rating.

Tenure:

The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not. A right of way exists for the neighbours in No 5—details available from the agents.

Viewings

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

Directions:

From our offices turn right and head up into the main square. Turn right into Mill Street and after a short distance take the right fork, continuing down the hill all the way to the bottom. There is a right hand turn leading onto the long private drive for the development and at the end No 4 will be found almost directly ahead.

What3Words location: justifies.stowing.tens



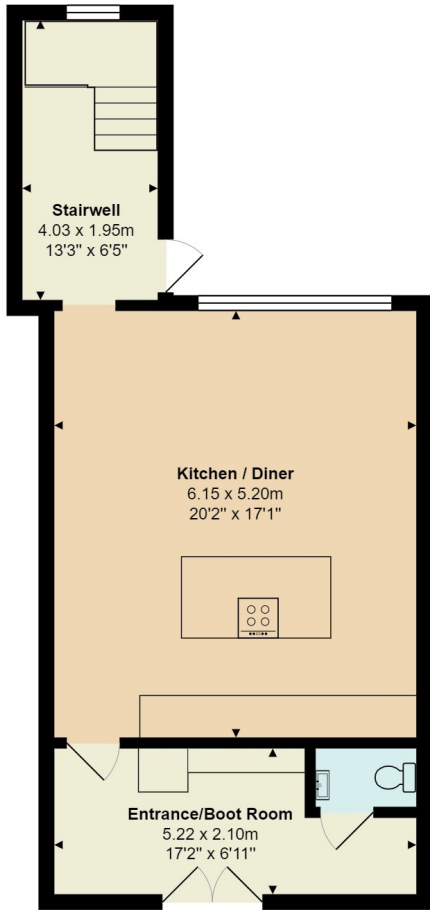
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



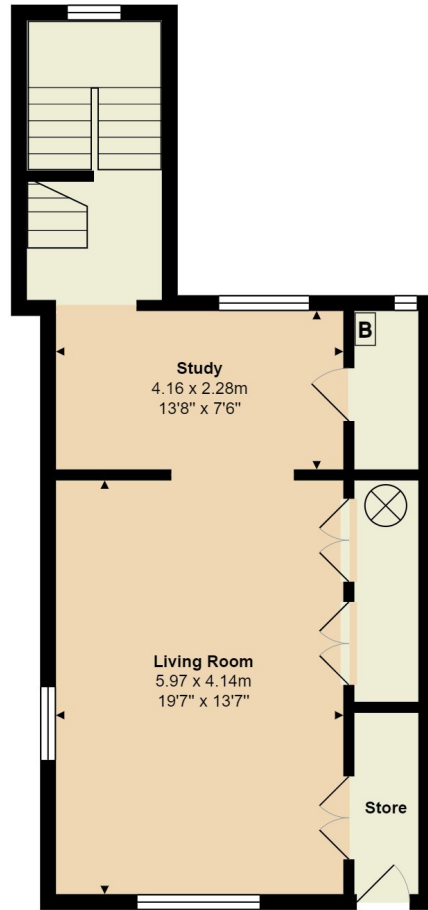
4 Rivervale Close, Chagford

Total Area: 209.8 m² ... 2259 ft²

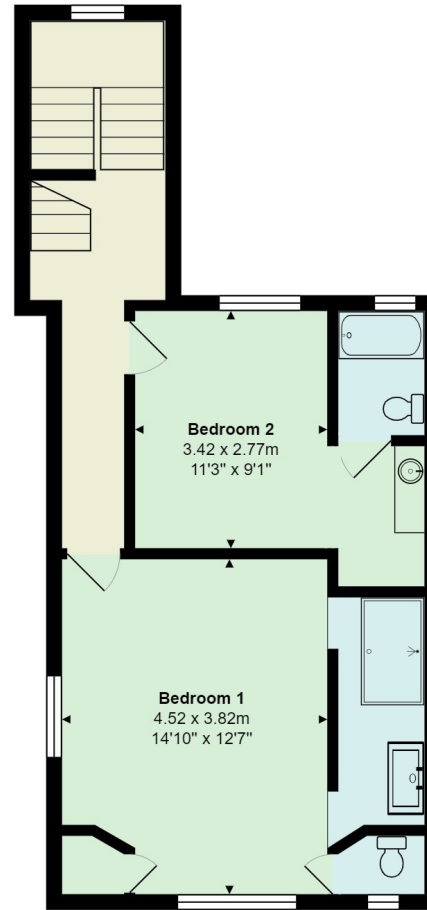
All measurements are approximate and for display purposes only



Ground Floor
Area: 52.0 m² ... 560 ft²



First Floor
Area: 52.0 m² ... 560 ft²



Second Floor
Area: 52.0 m² ... 560 ft²



Third Floor
Area: 53.8 m² ... 579 ft²

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.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.



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