

Linden Spinney, Chagford, Dartmoor, Devon





A beautifully presented home with **lovely views** set within an idyllic setting with 4.68 acres of grounds on the edge of the popular village of Chagford.

Summary of accommodation

Lot 1 - House and garden (Guide price £1,300,000)

Ground Floor: Entrance hall | Reception hall | Sitting room | Living room | Kitchen/dining room

Family room Study | Utility | Store | WC

First Floor: Principal bedroom with en suite | Four further bedrooms (one en suite) | Shower room

Second Floor: Study | Eaves storage

In all approximately 0.78 acres

Lot 2 (guide price £150,000)

3.90 acres of land and woodland

As a whole £1,450,000

Distances

Chagford Square 0.5 miles, Moretonhampstead 4 miles, Okehampton 12 miles, Exeter 20 miles

(London Paddington 2 hours) (All distances and times are approximate)



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Situation

Linden Spinney is in a wonderful position in the renowned Dartmoor National Park and located on the edge of this popular village. Chagford is a picturesque stannary town on the north-easterly edge of Dartmoor. Chagford has been voted "Best rural place to live in Britain" by the Sunday Times and boasts a wide range of conveniences and specialty shops including a Post Office, surgery, pharmacy, family butcher, wine shop, bakery, green grocer, two delicatessens, various restaurants, cafés, pubs and a large hardware and household store. There are several hotels including Bovey Castle and the world famous Gidleigh Park with its two starred Michelin restaurant. Further afield is the market town of Okehampton which has a large Waitrose supermarket.

The village has a primary school, pre-school and Montessori. The Cathedral City of Exeter has a good selection of private schools, including The Maynard and Exeter School.

The A30, which is 4.5 miles away, gives good, quick access to Exeter and the M5. There are regular rail services to London Paddington from Newton Abbot and Exeter. Exeter Airport has a growing number of national and international flights, including daily flights to London City Airport.

Linden Spinney is perfectly situated for Dartmoor's vast array of activities such as fishing, walking and cycling which are all within easy reach of the property. The village has its own outdoor river fed community swimming pool. Bovey Castle, which has a superb 18 hole golf course and extensive leisure facilities, lies about three miles to the south. The north coast of Devon and Cornwall is also within easy reach.

The property

Linden Spinney, which has been completely renovated, lies in a wonderful position, set back from the road down a long driveway, with super mature gardens. The house has outstanding far reaching views across rolling countryside towards Castle Drogo and has excellent entertaining space. This includes a generous kitchen breakfast room with an Everhot Stove leading onto a patio making it perfect for al fresco dining.





There is also an attractive snug and a separate games room. For working from home there is good Wifi and an office with far reaching views. It is also worth mentioning the spacious and well equipped utility room.

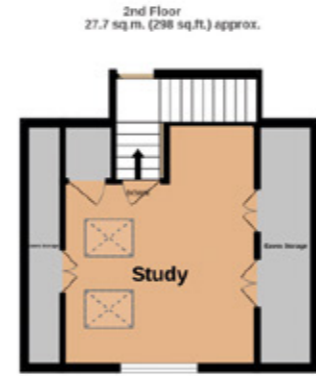
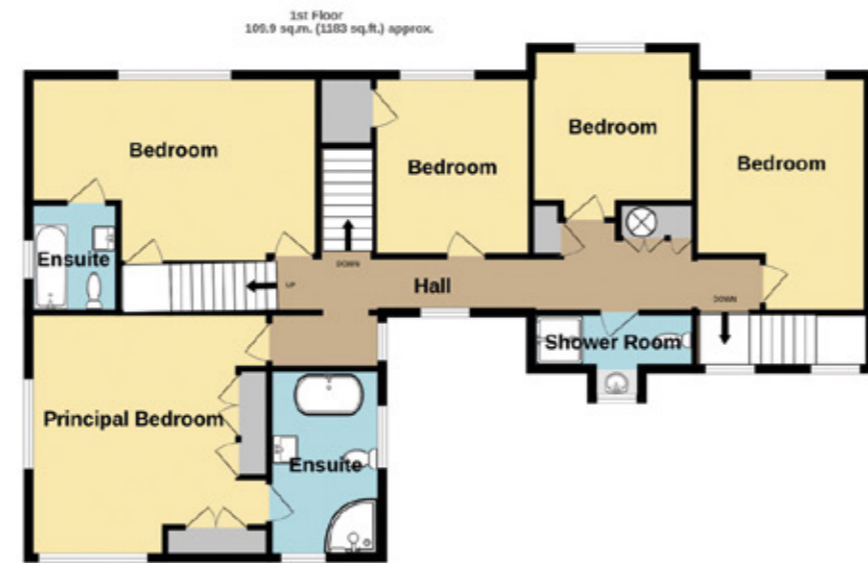
Upstairs the bedroom accommodation is excellent and includes an outstanding principal suite with a dual aspect overlooking Chagford and Dartmoor beyond. There are four further bedrooms with one en suite as well as a separate family bathroom. This makes for an extremely flexible living space and ideally suited to a family. There is also a further office on the top floor making this property ideal for working from home.



Approximate Gross Internal Floor Area
298.2 sq m (3210 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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



Gardens and grounds

Outside the garden is full of mature trees and shrubs and has plenty of areas to sit in and admire the view. There are also further outbuildings which include stables and a large workshop. The recently added terrace creates a wonderful space to unwind along with a Petanque area and separate paddock and woodland. For equestrian use there is also the potential for stables meaning that Linden Spinney offers great lifestyle opportunities. The property sits within 0.78 acres. There is also an additional 3.90 acres available, lot 2.

Services

Oil, mains electricity, mains water. Septic tank.

Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.



Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

Directions (Postcode TQ13 8JF)

From Exeter and junction 30 of the M5, take the A30, following signs for Okehampton. Continue for about 16 miles turning off at Whiddon Down. Proceed past the petrol station on the right and at the roundabout turn left towards Moretonhampstead on the A382. Follow this road beyond Sandypark until reaching the Junction at Easton Court sign posted 'Chagford' to the right. Carry on to the town square and turn left and then left again at the church and then immediate left once more down the hill opposite the village hall and continue and the property is on the left-hand side.



Property information

Tenure: Freehold

Local Authority: West Devon Borough Council, Kilworthy Park, Tavistock

Devon, PL19 0BZ

Council Tax: Band G

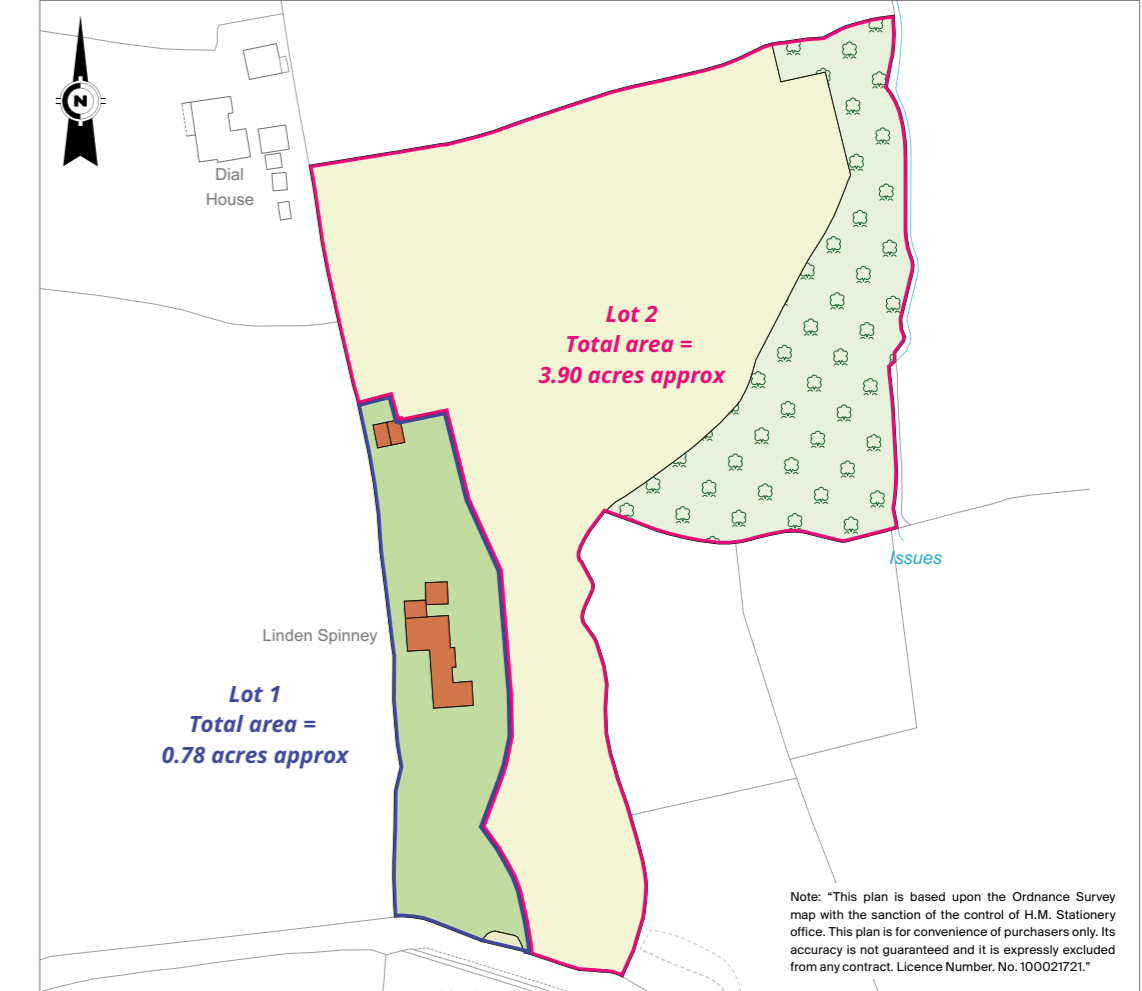
EPC Rating: E

Guide Price:

Lot 1 - £1,300,000

Lot 2 - £150,000

As a whole - £1,450,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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