

**fowlers**  
properties



**Gladesville House**  
2 Mill Street, Chagford, TQ13 8AW

**£895,000 Freehold**



### The Property

The property is set in the very centre of Chagford, this stunning three-storey Arts-and-Crafts property has been lovingly restored by the current owner to an exceptionally high standard. The vendor has informed us it currently provides an income of £60k per annum as four self-contained holiday let apartments. It is estimated to reach £80k next year and could be sold as a going concern (see [gladesville.co.uk](http://gladesville.co.uk)). The house retains a rich collection of period features including sash windows, decorative cast iron (working open) fireplaces, original wooden flooring, stained glass, original tiling, all thoughtfully preserved to enhance the charm of the building. This versatile property offers an outstanding opportunity for a variety of buyers. It could serve as a luxurious family home with the added benefit of holiday or long-term rental income, a fully managed investment opportunity, or even a multi-generational living solution. This property combines character, modernisation and long-term value in a truly enviable location.

### Situation

Gladesville House has a delightful location by The Square which has excellent amenities, shops for daily essentials as well as a delicatessen, galleries, pubs and cafes. The wonders of Dartmoor - wild ponies, streams and ancient trees - are a 10 minute walk away. There is a Parish church, Roman Catholic church and chapel, primary school, pre-school and Montessori, surgeries for doctor, dentist and vet, two well used village halls, a library and great walks all around the town and neighbouring countryside. Sports facilities include a football and cricket pitch, a sports pavilion, gym, tennis club, bowling club, skate park, play park and an open air swimming pool in the summertime. The A30 dual carriageway is about 5 miles away and Exeter is approximately 20 miles.

### Services

Mains gas, water, electricity and drainage.

### Council tax band

Currently Band A on each of the four apartments

### Directions

What three words: [custodian.symphonic.grant](http://custodian.symphonic.grant)

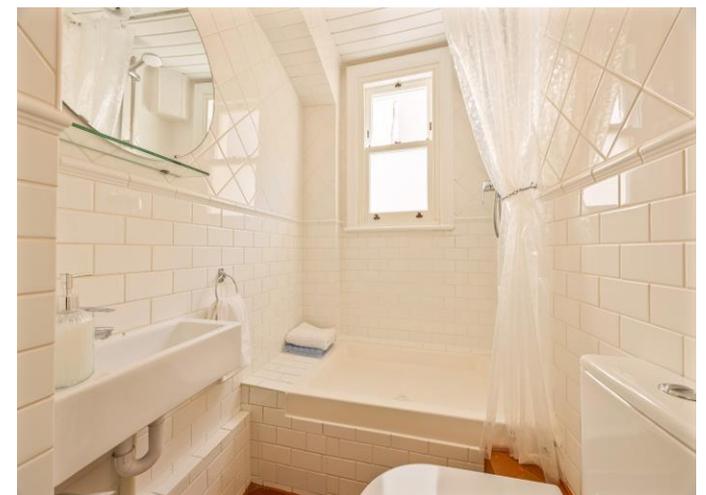
On foot from Fowlers. From Fowlers front doors turn left and walk to the top of The Square. Turn right, cross The Square and walk past Bowdens into Mill Street. Gladesville House is the next property with the sage green door.

- Centre of Chagford town location
- Located in an elegant period property with original features
- Four well presented self contained apartments across three floors
- Six bedrooms in all
- Four bathrooms
- Solar PV array
- Courtyard, garden and roof terrace with Dartmoor views
- New high quality double glazed windows
- No onward chain
- High speed Broadband

## Ground Floor - Elegant One Bed with Private Courtyard

Accessed through a beautifully tiled entrance hall with art deco-stained glass panels, the ground floor apartment immediately impresses with its high ceilings, generous proportions, and period detail with original wooden flooring throughout and William Morris styling. A large hallway with useful understairs storage leads to a spacious sitting room featuring a decorative cast iron fireplace. The kitchen is both stylish and practical with painted cabinetry, solid oak worktops a Belfast sink and integrated appliances including a dishwasher, fridge/freezer, ceramic hob, hood and oven. There's ample space for informal and formal dining and double doors opening directly onto a private sunny courtyard. The large double bedroom also features a fireplace and direct access to the courtyard. The bathroom includes a low-level w.c, a hand basin and overhead shower completing this generously sized apartment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	74
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





### First Floor - Studio Apartment with Garden Views

To the rear of the first floor is a bright and welcoming studio apartment, accessed from the main landing. This thoughtfully designed apartment features a dual-aspect bedroom/living area with sash windows overlooking the garden and distant Dartmoor views. The kitchen is compact but well laid out with modern base and wall cabinetry, an electric hob, integrated fridge, extractor hood, and plumbing for a washing machine. The spacious bathroom includes a large double-ended bath with a shower over.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



## First Floor - Spacious Two Bedroom Apartment

Also on the first floor is a beautifully presented two-bedroom apartment, which makes excellent use of space and light. The living/kitchen/dining area is open-plan, with a decorative cast iron fireplace creating a central focal point. The kitchen area is smartly designed with solid wood worktops, a pull-out pantry, and integrated appliances including a fridge/freezer, ceramic hob, oven, extractor fan, and microwave. There's ample space for both a dining and sitting area. The apartment features two generous double bedrooms, one with a cast iron fireplace and a stylish fully enclosed shower. The original wooden flooring throughout enhances the character of this elegant apartment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





## Second Floor - Two Bedroom Apartment with Roof Terrace and Loft Access

Accessed via a solid wood door and original oak staircase, the top-floor apartment is a quiet haven. Halfway up the private staircase, sliding doors lead to a wonderful south-facing roof terrace offering views of Meldon Hill. At the top of the landing, there is a loft hatch giving access to a large, fully boarded loft space measuring approximately 22'10" x 8'10" (6.7m x 2.5m), complete with lighting, ideal for storage or potential conversion (subject to planning permissions). Inside the apartment, a cosy sitting/dining room features another cast iron fireplace and stained glass window details that add unique character. The two double bedrooms are light and spacious, The fully tiled bathroom includes a bath with shower over, and the well-designed kitchen comes equipped with an electric hob, oven, and dishwasher. This apartment offers both charm and practicality, with the added benefit of rooftop views and private outside space.

### Roof terrace

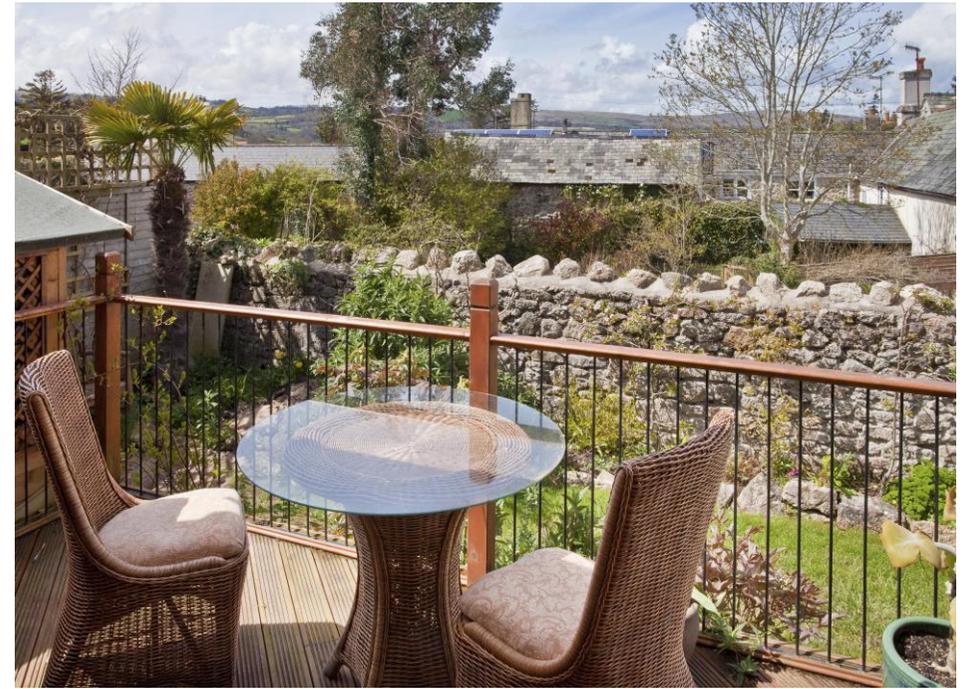
A stunning south facing wooden decked roof terrace with an iron balustrade. With views of Meldon Hill and Dartmoor this is versatile space measuring 3m x 8m (9'11 x 26 ft) approximately.

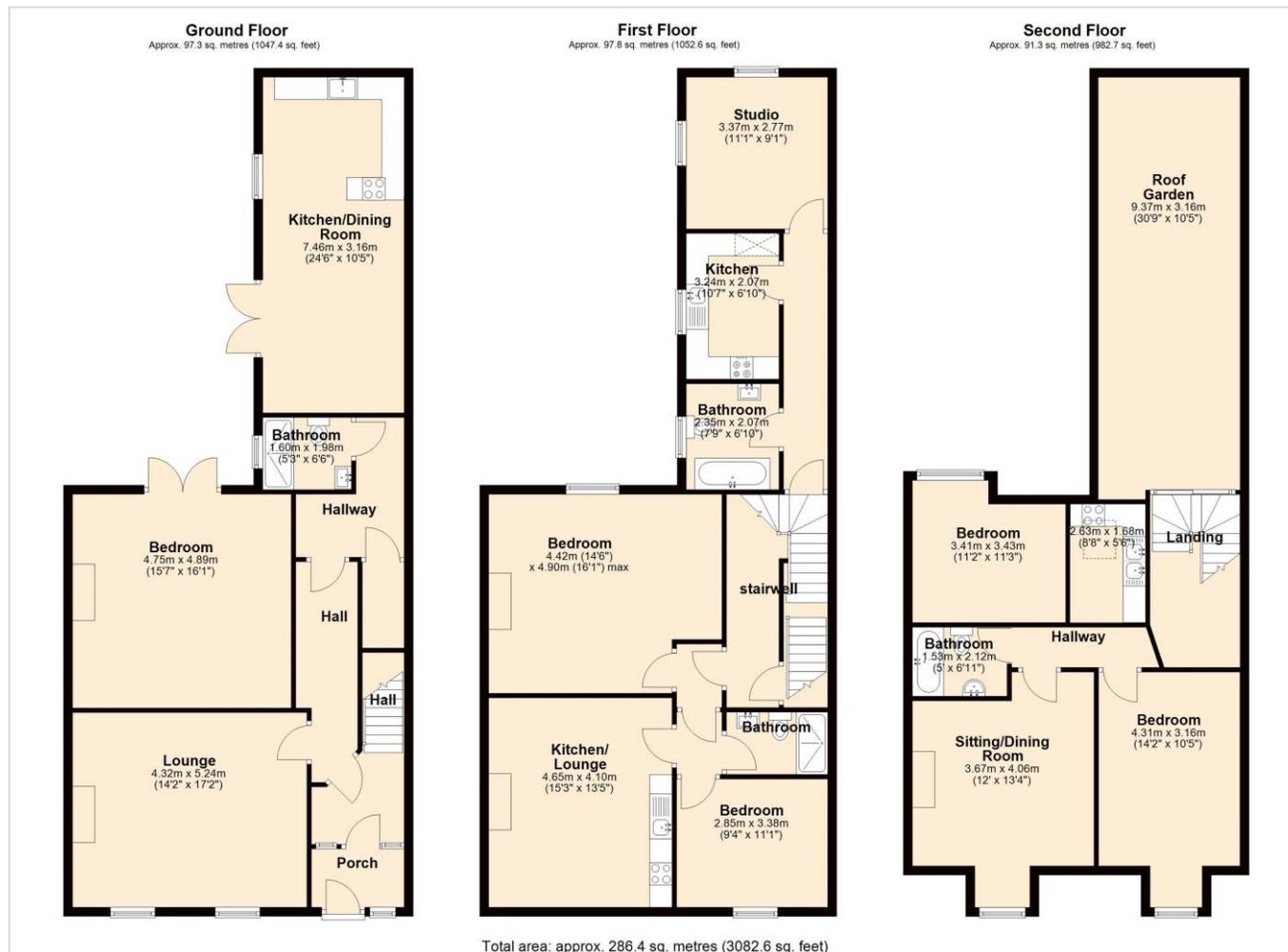
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



### Courtyard and Garden

Double doors from the bedroom and kitchen lead into the paved courtyard with plenty of space for table and chairs and granite steps leading up into the south facing garden which is laid to grass with stocked borders and granite walls, further steps up to a raised terrace with Dartmoor views.





### VIEWING BY APPOINTMENT ONLY

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