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Clannaborough Cottage

Throwleigh, Devon EX20 2QF

£855,000 Freehold

The Property

Clannaborough Cottage is a charming detached character property which is not listed. It has been carefully modernised and extended and sits on a plot of 0.26 acres in a peaceful spot with direct moorland access. The accommodation is very well presented and at 1716 sq ft/159.5 sq m, is surprisingly spacious. It has three reception rooms, a smart modern kitchen, a generous utility/boot room, a studio/office, a sitting room with woodburner and garden access a double bedroom, second ensuite double bedroom and a bathroom with a claw foot bath and walk-in shower on the ground floor. Upstairs there is a landing, shower room, a double bedroom and a bedroom/dressing room. The cottage has heating to radiators powered by the large wood burner in the dining room, and it has electric underfloor heating as a secondary heating source. The cottage is fully double glazed and is offered in excellent decorative condition throughout.. Fowlers very strongly recommend viewing this romantic and attractive moorland home.

Situation

Clannaborough Cottage sits in a great position on the edge of the open moor enjoying peace and quiet, glorious views and direct access onto the moor which has a host of footpaths and bridleways. It is located about a mile from the centre of Throwleigh and approximately 2 miles from the centre of South Zeal where there is a Primary school, pre-school and two pubs and Sticklepath where there is a village shop, Post Office and pub. Chagford is about 4 miles where there is a wide range of day to day shops, a library and surgeries for doctor, dentist and vet. Okehampton is 5 miles away where there is senior schooling, a large Waitrose supermarket and a station with regular services to Exeter and the mainline. The A30 dual carriageway is about 3 miles away.

Council tax band Band F

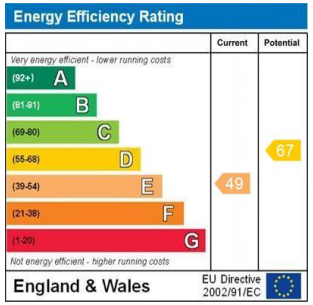
Services Mains water and electricity. Private drainage.

Directions

Leave the A30 dual carriageway at Whiddon Down and drive straight through the village along what was the old A30. Go straight on at the the mini roundabout and after about 2 miles the road begins a winding descent and at the bottom on a sharp right bend by a stone bridge turn left signposted to Throwleigh. Take this lane and cross over the cattle grid onto the moor. Clannaborough Cottage is about 300 metres further along on the left hand side. Park on the driveway between the lane and gated entrance to the cottage's on site parking.

What Three Words: clutches.restless.spoil

- A charming detached moorland cottage with underfloor heating
- Set in 0.26 acres of mature gardens with direct access to the moor and superb views
- Double garage, studio, woodshed and a summerhouse
- Kitchen/dining room with large wood burner and smart kitchen
- Utility/boot room
- Studio/office
- Attractive sitting room with wood burner and doors to the garden
- Ground floor bathroom, two double bedrooms and one ensuite washroom
- First floor shower room, double bedroom and dressing room/occasional bedroom
- Double glazing throughout



Entrance porch

A slated porch with a painted oak multi locking exterior door into the porch which has LED downlighters and fully glazed upvc double glazed door to the kitchen/dining room.

Kitchen/dining room

This room has painted stone walls and a large granite fireplace with an oak lintel, granite hearth and fitted wood burning stove with back boiler and lined flue. The floor is laid with stone tiling, and there is underfloor heating and thick insulation beneath both the dining and kitchen areas. To the front there are two upvc double glazed windows, and a staircase with bespoke iron balusters leads to the first floor and has an oak door to the understairs cupboard. From the dining area a doorway leads to the studio/study and from the kitchen a panelled, part glazed door leads to the boot/utility room. The kitchen is fitted with a range of smart base and wall cabinets with Corian worktops incorporating a Belfast sink and mixer tap, worktop lighting and timber clad, painted splashbacks. A dishwasher is built-in, and there is space for an upright fridge/freezer and an electric cooker with a fitted cooker hood and light above. There are 14 LED downlighters.

Boot/utility room

With an underfloor heated stone tiled floor, the utility room has a upvc double glazed exterior door, plenty of space for coats and boots and a range of fitted base and wall cabinets with stone effect worktops and a ceramic on1½ bowl sink with mixer tap. The ceiling is clad in painted timber, and there is a pendant light point and some fitted shelving.

Studio/study

This is a bright northeast facing room with a bank of six double glazed skylights above a deep slate sill that let in lots of light ideal for an artist's studio. The walls are painted stone, and a short flight of three steps leads down to a neat study space with room for a small desk and with fitted shelves and a upvc double glazed window of its own. An electric radiator is wall mounted, the painted timber clad ceiling rises high into the eaves and there is a plumbed cast iron radiator and underfloor heating with thick insulation. A door leads to the ground floor bathroom and bedrooms and an opening, and a short flight of steps leads down to the sitting room.

Sitting room

A bright and airy lounge with the ceiling open into the eaves, exposed painted roof trusses and a pendant light point. There is a brand new upvc double glazed patio door to the garden and two other upvc double glazed windows. A woodburning stove with lined flue is fitted on a slate hearth, and there are built in shelves. The floor is a woodgrain effect ceramic tile and it has underfloor heating with thick insulation.

Bedroom 1

A good size double bedroom with a brand new upvc double glazed patio door letting in plenty of light, a ceiling of painted cladding reaching into the eaves, built-in wardrobes with sliding doors, hanging rails and shelving, a cast iron radiator and underfloor heating.

Bathroom

A smart bathroom with a painted timber clad ceiling into the eaves with a velux double glazed skylight, four LED downlighters and extractor fan. The sanitary ware comprises a white suite with stylish claw foot slipper bath with chromed shower/mixer tap, a low level w.c., a walk-in shower with glazed shower screen and splashback and built-in thermostatic shower. A stone basin sits atop a vanity surface with cupboards below, and there is a shaver point and a wall mounted chromed heated towel rail.

Bedroom 2

A double room with a painted clad ceiling, pendant light and three LED downlighters. It has an upright contemporary style panelled radiator and a door to the ensuite washroom. A ceiling hatch leads to an insulated loft void where there is a second hot water storage tank.

Ensuite washroom

Fitted with a low level w.c., a wash hand basin and vanity unit and a ceramic tiled floor with underfloor heating.

First floor

The staircase has a bespoke iron handrail and balusters which rise to a bright landing with a large velux double glazed skylight above the stairs, a recessed display area above the shower room with lighting for effect and a painted timber balustrade.

Shower room

The shower room has a large velux double glazed skylight for good natural light, a walk-in shower with glazed screen and Triton electric shower unit, a wash hand basin with cast iron radiator beneath, a low level w.c., painted wainscoting, two LED downlighters and a wood effect vinyl floor.

Bedroom 3

An attractive double bedroom with a upvc double glazed front window and window seat looking over the garden to the moor. It has two built in double wardrobes, one with hanging space and one with shelving, and a cast iron radiator.

Bedroom 4/dressing room

This cleverly designed space has a pair of 'floating' 3 foot wide bunk beds, a upvc double glazed window and a window seat looking across the garden to the moor. It has an extensive range of built in wardrobes and closets with hanging space and shelving. A hatch enables access to the insulated loft.

Exterior

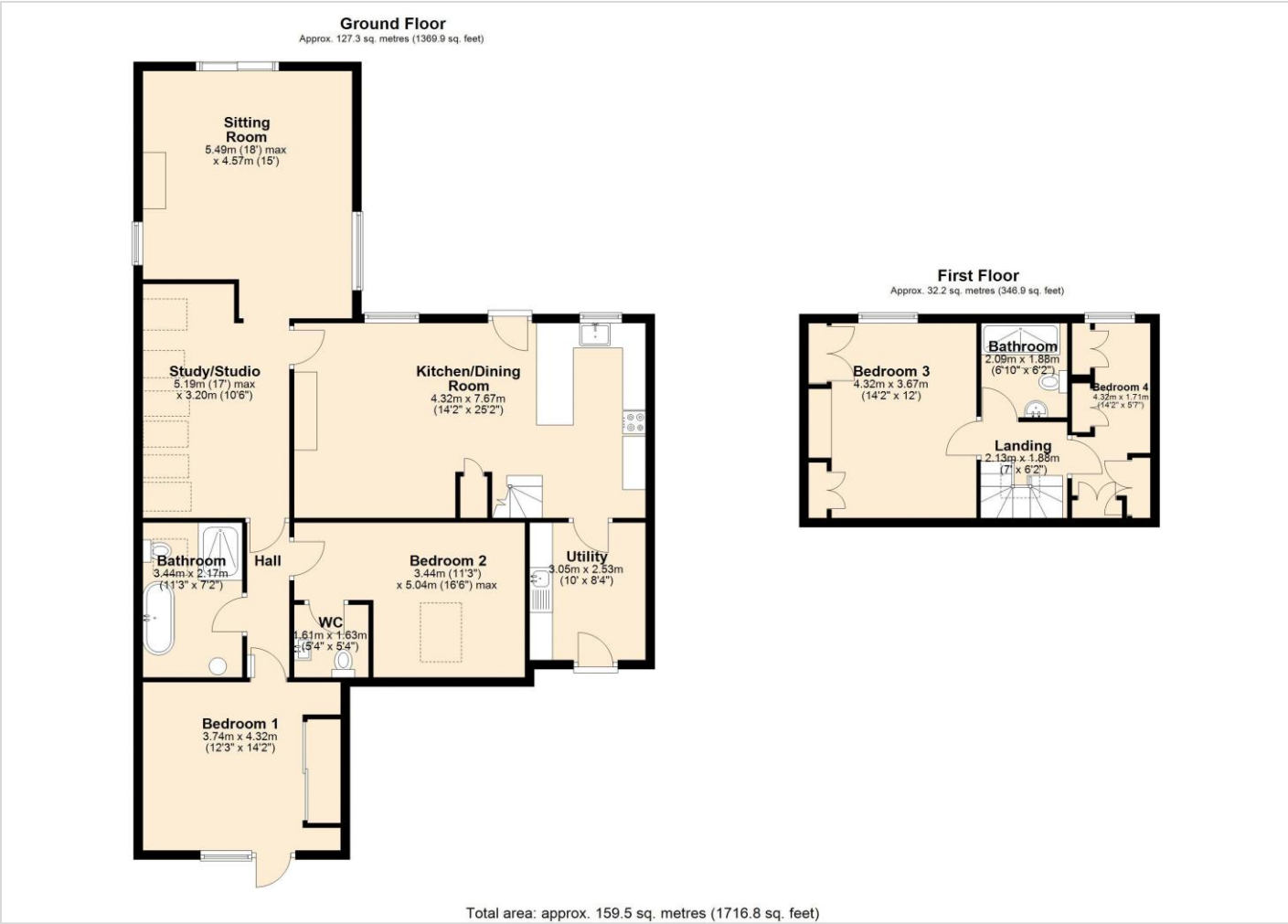
A driveway leads across the moor to the broad gated access to the large parking and turning area to the northwest of the cottage. This area is gravelled and has a sitting area alongside the door to the boot/utility room where a bench can be placed to look across to the moor. Alongside the gravelled area is a timber framed building which houses a garage, garage/store and a hobby room.

Double Garage: 17'3" x 18'3"/5.25m x 5.56m. Two pairs of double doors and power and light.

Hobby Room: 15'11" x 8'9"/4.85m x 2.66m

Gardens

The garden is delightful with a stone boundary to the moor and a broad gated access off the moor. At the front of the house is a gravelled sitting area with views to the moor and access to the front porch. Alongside the inner edge of the wall is a large timber framed wood shed that is partly concealed from the garden by mature shrubs and perennial planting. Outside the sitting room is a large paved patio with level access onto the lawn and a path to the timber built, timber lined summerhouse (9'3" x 7'4"/2.81m x 2.23m) which has power and a verandah looking to the moor. Located amongst the planting to the rear of the garden are two slate roofed granite sheds with power and light. Shed 1: 6'11 x 5'11"/2.1m x 1.8m Shed 2: 6'5" x 8'1"/1.95m x 2.46m Also located in the garden with a large deck and views over the Dartmoor countryside is a shepherd's hut on wheels. It is 13'2" x 6'7"/4.01m x 2.0m and is lined with pine, insulated and has a upvc double glazed window, matching double doors and side panels and power and light.



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