



GIBBONS MEADOW

Chagford, Devon



ATTRACTIVE AND WELL PRESENTED FAMILY HOUSE IN A LOVELY RURAL SETTING ON THE EDGE OF CHAGFORD

Summary of accommodation

Ground Floor: Garden room | Sitting room | Kitchen/dining room | Utility room | Boot room | Cloakroom

First Floor: Principal bedroom/shower room suite | Three further bedrooms and bathroom

Outside: Garage | Studio | Gardens

Distances: Chagford Square 0.4 miles, A30 5 miles, Okehampton 13 miles, Exeter 21 miles
(All distances are approximate)

Guide price: £875,000

SITUATION

The popular and picturesque ancient stannary town of Chagford is on the north east side of Dartmoor National Park, amongst the foothills of the high moor, above the beautiful River Teign Valley overlooked by the National Trust owned Castle Drogo and with nearby beauty spots such as Fingle Bridge.

The lovely moorland town, centred around its Market Square, has many fine old granite buildings, including the beautiful St Michael's Church, and a wealth of independent shops and art galleries.

There are a good range of facilities, including primary and Montessori schools, doctors' and dentists' surgeries, vet, library and pharmacy as well as a selection of pubs, restaurants, cafés and open air swimming pool. Shops include butcher, baker, delicatessen and greengrocer. Nearby is the renowned Gidleigh Park Hotel.

There is an active local community with sports clubs including cricket, football, tennis and bowling and there is the annual Chagford Agricultural Show, weekly farmers' market, Two Moors classical music festival and film festival. There is golf at Bovey Castle.

The nearby town of Okehampton has supermarkets including a Waitrose store, leisure centre and secondary school and there are private schools at Stover and Exeter.

Dartmoor is renowned for its spectacular scenery with its heather clad moorland, granite tors and wooded valleys bisected by rushing streams and rivers and there are many opportunities on the doorstep for walking, cycling, fishing, riding etc

Within easy reach is the A30 dual carriageway, leading west into Cornwall or east to the university and cathedral city of Exeter, where there is access on to the M5 motorway, station with mainline connections to London (Paddington and Waterloo) and an airport.



THE PROPERTY

Gibbons Meadow is an attractive, period, family house, situated off Manor Road, just a short walk from central Chagford, surrounded by the beautiful Dartmoor countryside in a peaceful, rural setting, at the end of a long entrance drive, well back from the lane.

In recent years the house has been modernised and refurbished and provides well-presented family accommodation with nicely proportioned high-ceilinged rooms. At the front of the house the entrance door opens into the delightful garden room overlooking the gardens and, either side of the staircase hall, is the sitting room with fireplace and wood burner and the dining room opening to the fitted kitchen and pantry area. This leads to the good-sized utility/back kitchen with fitted cupboards and worktops and doors to the boot room, cloakroom and gardens.

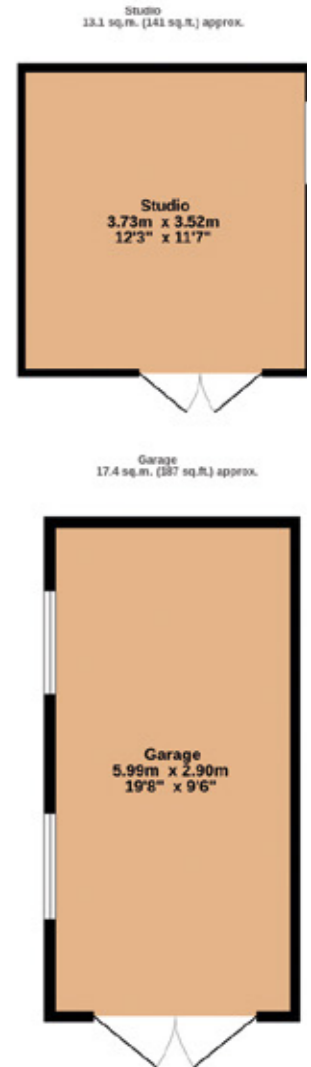
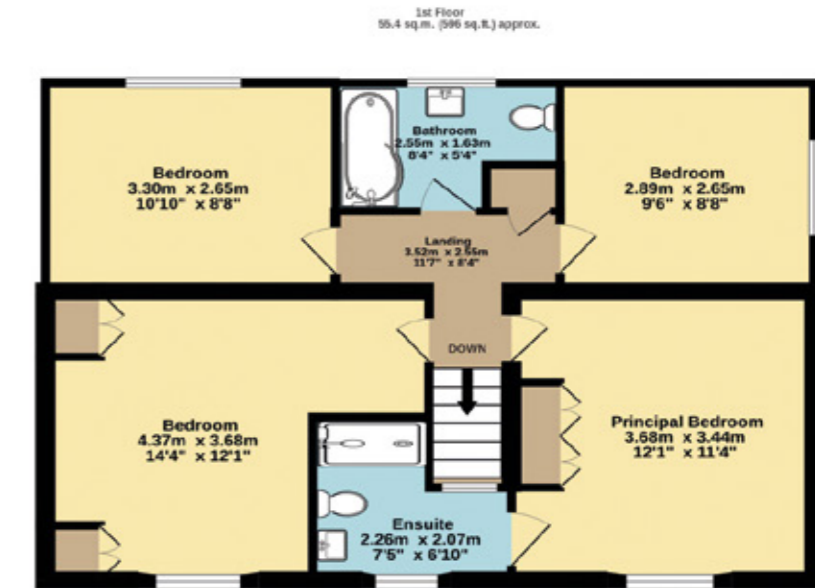
On the first floor is the principal bedroom overlooking the gardens and Meldon Hill beyond, with fitted wardrobe cupboards and en suite shower room. There are three further bedrooms with views over the gardens and adjoining fields, and a family bathroom.

The long driveway leads into plenty of parking space beside and behind the house and a garage. To the front and rear of the house are good sized and well-maintained gardens (approx. 1/3 acre) with level lawns, ornamental plants, shrubs and trees and a vegetable garden with raised beds. There is also a timber-clad studio building.





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



Approximate Gross Internal Area
150.5 sq.m. (1620 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



PROPERTY INFORMATION

Tenure: Freehold

Services: Oil combination boiler. Mains water and electricity. Private drainage – STP.

Local Authority: West Devon Borough Council: 01822 813600

EPC: D

Council Tax: F

Directions: TQ13 8DS | What3words: ///tapers.rosette.named



I would be delighted
to tell you more.

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