



5 Rivervale Close
Chagford, Devon TQ13 8LA

£750,000 Freehold



The Property

Built in the early 1800s, Tuckey Mills changed its name to Rivervale Close in the late 1970's when the work to convert the mill began. It is a solid granite building set by the River Teign, and No.5 was refurbished and improved to be an exciting and contemporary home about 16 years ago. The accommodation ranges over five levels with a granite floored basement for storage and laundry on the lower ground floor, an entrance hall with storage cupboards and a flexible suite of rooms that can be used as a bedroom/sitting room with wood burner, a study and a smart bathroom on the upper ground floor, a first floor with two double bedrooms and a shower room, a top floor with a beautiful open plan living room and kitchen with superb views to fields and the River Teign and a retractable ladder access to a studio/workspace at the attic level above. The gardens and 3/4 parking spaces are just a few paces away and these elevated riverside spaces comprise a productive vegetable garden with greenhouse and a beautiful formal garden with a handsome Plankbridge shepherd's hut and a steel ladder into the river for wild swimming. In total the property owns 0.19 acres/0.076Ha. It is essential to view this home to properly appreciate it.

Situation

Located alongside the River Teign at the end of a quarter mile long private driveway. It is only about half a mile to the bustling town square in the ancient Stannary town of Chagford where there is a wide variety of day to day and specialist shops, four pubs, cafes and restaurant. The town has a Parish church, Roman Catholic church and a chapel, a Primary school, pre-school and Montessori school, a library and surgeries for doctor, dentist and vet. There are riverside, countryside and moorland walks, and sports facilities include a football and cricket pitch with pavilion and gym, a bowling club, tennis club, skate park, play park and an open air swimming pool in the summertime. The A30 dual carriageway is approximately 5 miles away and Exeter is about 20 miles.

Services

Mains gas, water and electricity. Private shared drainage.

Council tax band Band C

Directions

What Three Words: tint.forces.resist

From Fowlers front doors go to the top of The Square and turn right into Mill Street. After about 150 metres the road splits and you must bear right into Mill Street again. Follow the road and go down the hill in the granite cutting until at the bottom there is a short right/left jink where you will see a concrete

- A stylish contemporary home in a granite former mill
- Beautiful riverside gardens with a quality Plankbridge shepherd's hut.
- Superb vegetable garden
- Glorious views to fields, the high moor and the River Teign
- Parking for 3/4 cars
- Accommodation over 5 levels
- Flexible and practical accommodation in superb decorative order
- 2/3 receptions
- 2/3 bedrooms, shower room and bathroom
- Mains gas heating and full double glazing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	81
(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
WWW.EPC4U.COM		

Entrance

A flight of steps leads up to the red painted front door which is double glazed, multi locking and has an exterior light above.

Upper ground floor entrance hall

A light hallway with a tall stairwell with tread lighting, metal handrails and oak steps. The hall has an entire wall of built in double cupboards for coats and shoes and a linen cupboard with slatted shelving. There are two LED downlighters and a very large painted timber structural beam. A high window allows in plenty of natural light and there is a panelled radiator, a staircase to the basement level and an oak door to the upper ground floor suite of rooms.

Study

This space has been fitted with a built in hardwood trimmed desk and a really good range of fitted, adjustable, hardwood trimmed shelves on two walls. There is desk top lighting and access from the study area to a flexible sitting room/guest bedroom and a bathroom.

Sitting room/guest bedroom

This flexible space has an exposed painted timber structural beam, three double glazed multi paned windows with deep sills and a view to the mill race, a slate hearth with a stylish Morso wood burning stove, two LED downlighters, plenty of power points, a large panelled radiator and a built-in double closet with a hanging rail and shelf.





Bathroom

A spacious bathroom with a upvc double glazed multi paned window and a deep sill, a white suite comprising a pressed steel bath with white tiled splashbacks and side mounted mixer/shower tap with shower wand, a low level w.c. with cistern concealed in a built in cabinet with an oak trim and vanity cupboards and an inset oval wash basin with twin chromed taps set beneath a broad full-width mirror with two mounted lights. There are six LED downlighters, a vinyl floor and a large plumbed heated towel rail.

First floor landing

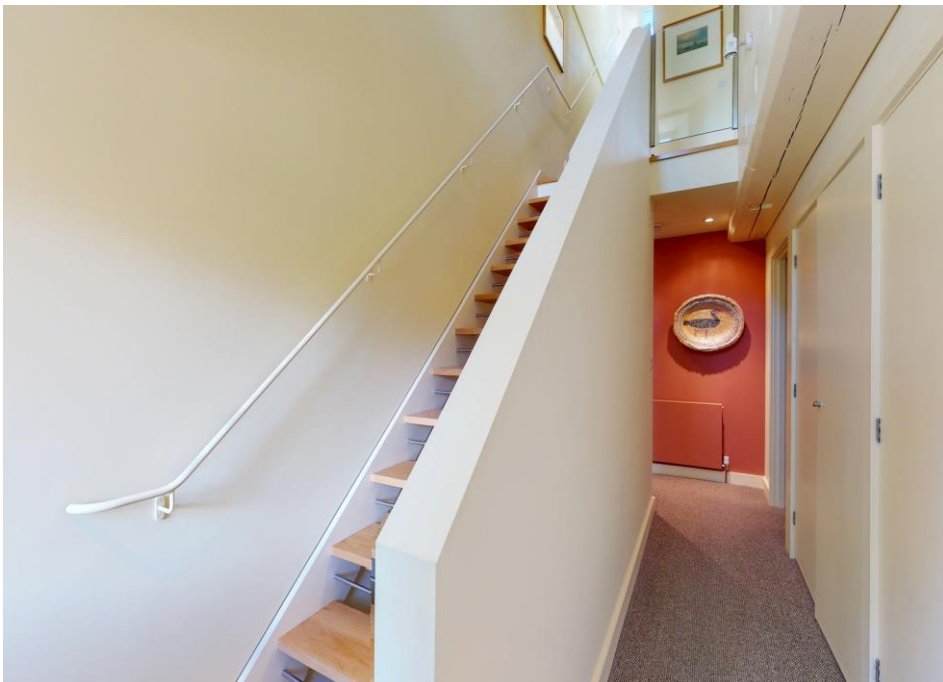
The staircase rises from the entrance hall and has oak treads with three tread lights and a steel handrail. The landing has a glass balustrade, two LED downlighters and oak doors to all rooms.

Bedroom 1

A rear facing room with two large upvc multi paned windows with deep sills and glorious views along the River Teign and Teign Valley. It features a large painted structural beam, two LED downlighters, two wall mounted reading lights with a lighting rheostat, fitted hardwood trimmed adjustable shelving, a built-in triple wardrobe with hanging rail and shelving, media panel, ample power points and a large double panelled radiator. The room is large enough for a super king size bed and an easy chair and dressers.

Bedroom 2

A double or twin room with a large upvc double glazed multi paned window with a deep sill and a



Shower room

A smart shower room with a fully tiled shower recess and built in chromed shower, glazed shower screen and matching door and an extractor fan and LED downlighter. There is a second LED downlighter and a built in low level w.c. with concealed cistern in the hardwood trimmed vanity cabinet which has an inset porcelain sink with a broad mirror above that has two wall mounted lights and an adjacent shaver point. A plumbed heated towel rail is fitted and a vinyl floor.

Second floor

Living/dining and kitchen

A superb open plan kitchen and living room with a double aspect. It has views looking to fields and the distant high moor and Kestor at the front through two large upvc double glazed multi paned windows and four matching rear windows that look over the mill race and River Teign and along the Teign Valley. There are two large electrically operated velux double glazed windows above the kitchen area that also enable good natural lighting to the mezzanine floor above. The living segment has plenty of space for a good size dining table with a pendant light above and for a large sofa and easy chair. There is a range of hardwood trimmed adjustable shelves fitted along one wall and there are nine LED downlighters, a media panel, plenty of power points and two large double panelled radiators. Adjacent to the stairs in the back of the kitchen cabinets are additional storage spaces and there is a solid balustrade protecting the stairs which has an oak capping. The kitchen is fitted with a range of high quality painted plywood cabinets with extensive oak work surfaces including a drainer, Franke 1½ bowl sink and mixer tap and soft close doors and drawers with built in dividers and shelving, further oak storage niches on top of the work surfaces and built-in integral appliances that include a NEFF five element halogen hob with a large extractor hood and light above, a built in single oven and grill and space for a dishwasher and freestanding fridge freezer. There are two spotlight tracks with six adjustable LED spotlights.





Mezzanine studio/workspace

A neat hatch in the living room ceiling opens to reveal a retractable metal ladder which pulls down to allow access to the mezzanine studio and workspace. This has a painted steel balustrade around the hatchway, large exposed, painted roof trusses, power and light and plenty of space for a drawing board and desk. There is plenty of headroom beneath the highly insulated roof which is plaster boarded and painted.

Basement

From the entrance hall a staircase with a painted steel handrail leads down to a small lobby at the bottom of the stairs with a door into the basement. The basement has a granite flag floor and a large raised plinth, a upvc double glazed multi paned front window and two smaller single glazed rear windows. This workshop, store and laundry has a second raised plinth where the Worcester mains gas fired central heating boiler is sited, the Mega Flo pressurised hot water tank and immersion heater and plumbing and space for an automatic washing machine and drier. There is a Belfast sink with hot and cold taps and power and light.

Exterior

Parking

To the north side of the buildings is a large gravelled parking area that is owned by No.5 and this is large enough for 3/4 cars. It has a gate to the vegetable garden and to the path that leads to the riverside garden.

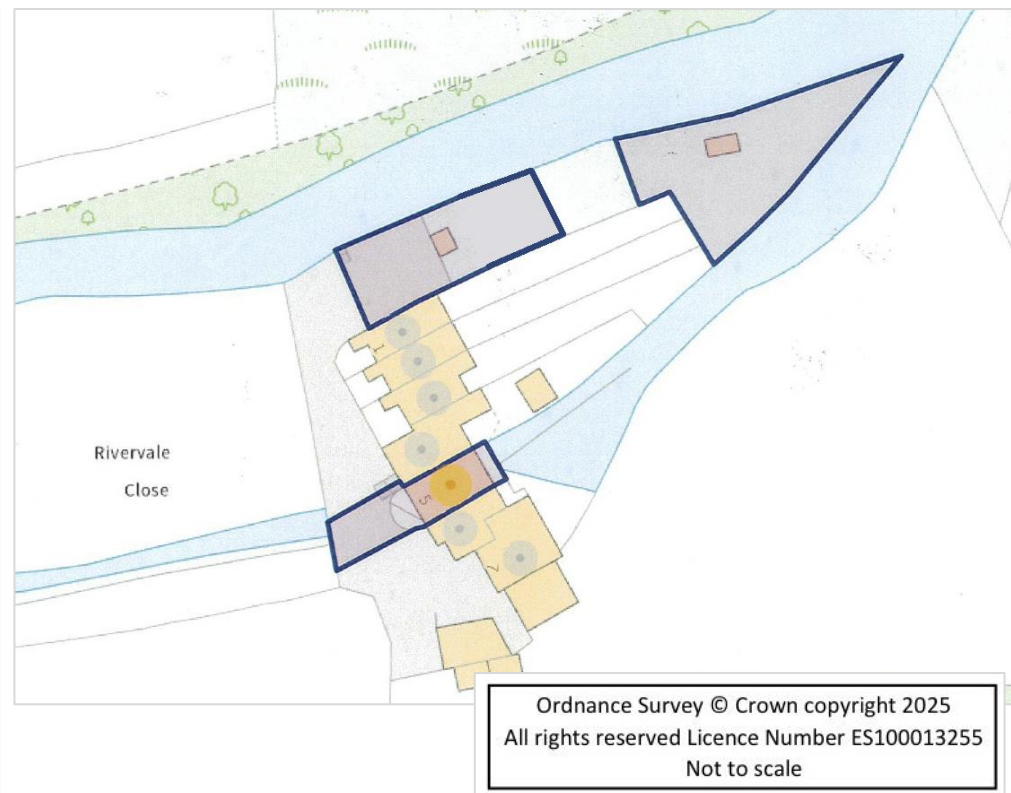
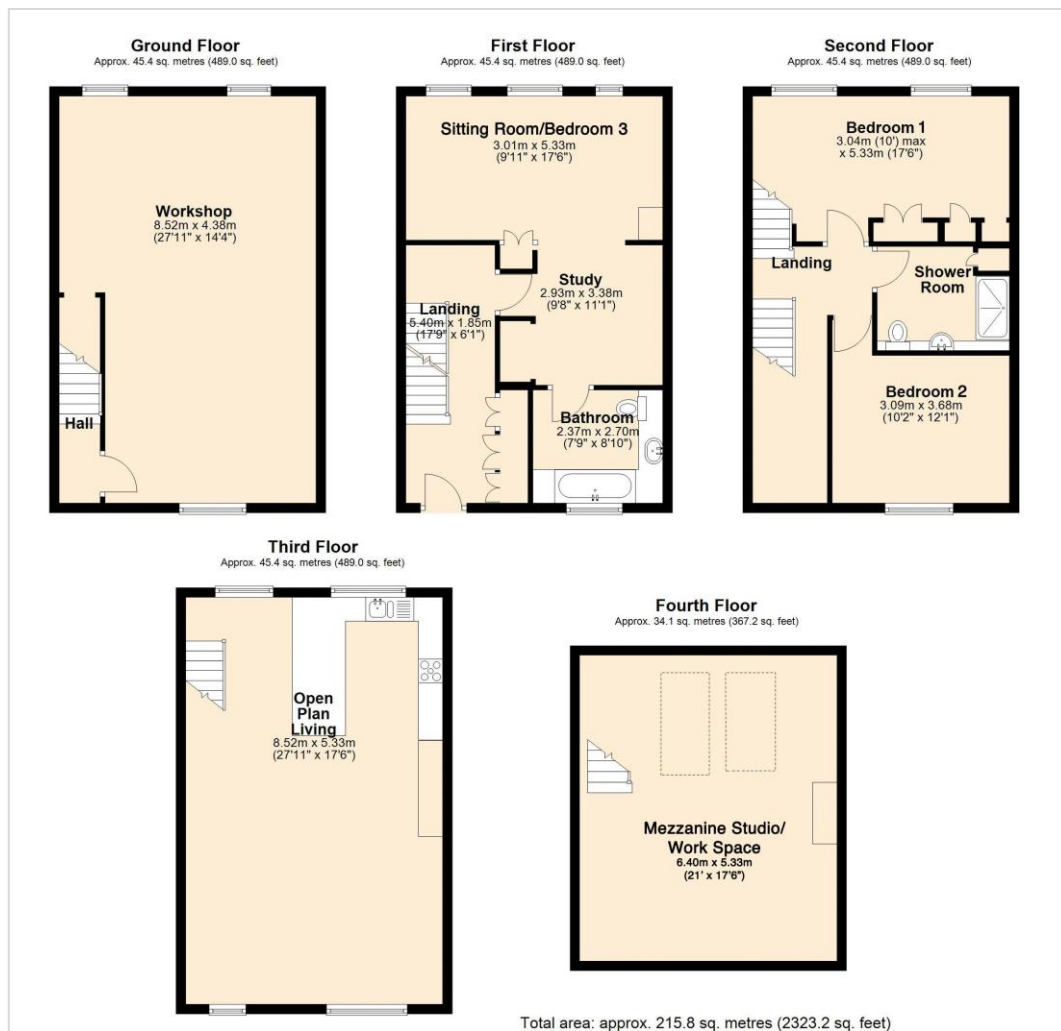
Vegetable garden

Bounded by a fence and a granite wall, the vegetable garden has raised planters and a greenhouse and sits in a sunny position.

Riverside garden

Sitting at the 'prow', this delightful garden is level and mostly laid to lawn with well stocked borders and views along the river. It is bounded by a low granite wall but beyond the granite wall is a grassed area which has a steel ladder for river access for wild swimming or kayaking. There is a large metal pergola in the garden with flowering climbers and roses and a gravelled area with a bench, plus a second gravelled area where the Plankbridge shepherd's hut sits on its metal wheels. It has a curved corrugated roof and is timber clad inside to roof and walls with a double glazed rear and side window, double doors, a wood burning stove and a propane gas feed. The riverside garden is 26m x 10m/85'4" x 32' average.





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