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properties

Dunstone Cottage
Widecombe, Devon TQ13 7TH

£850,000 Freehold



The Property

Dunstone Cottage was rebuilt about ten years ago and is now a charming family home set in a walled garden of 0.22 acres which enjoys glorious views to the south over beautiful Dartmoor countryside to the high moor. The fully double glazed accommodation comprises two generous reception rooms one of which has a granite fireplace and wood burner, a kitchen with an electric Aga, a large boot room/utility area, two double bedrooms and a good single bedroom upstairs as well as a family bathroom. In the garden close to the cottage is a stone built garden reception room with great moorland views. The cottage has underfloor heating to the ground floor and radiators upstairs with an oil fired boiler. Attached to the cottage is an annexe which has a kitchen/dining area, a sitting area, a shower room and a loft bedroom. The whole property has a new waste processing system concealed at the edge of the garden. The garden is mostly walled with granite and timber steps and gravelled paths with an upper patio and a lower sitting area facing into the evening sun. The garden is well stocked and has many fruit trees. Fowlers very strongly recommend viewing Dunstone Cottage.

Situation

Higher Dunstone is located in beautiful Dartmoor countryside about 3/4 of a mile from the moorland village of Widecombe in the Moor. Dunstone Cottage is in an elevated position which affords spectacular views across the Dartmoor countryside to the high moor at Rippon Tor. The busy village of Widecombe has an excellent Primary school, a handsome Parish church, a new village hall (under construction), a village shop, a cafe and two pubs. The area is criss-crossed with countryside and moorland walks and Dunstone Cottage has very close access to the open moor. Nearby Ashburton which is 5 miles away has a wider range of shops, a senior school and access to the A38 and on to Exeter which is about 20 miles away. London, Paddington is 2.5 hours from Newton Abbot Station.

Services

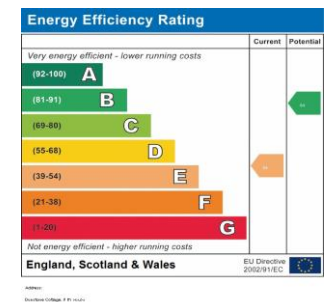
Mains electricity and mains water supply. The drainage is to a new Hydro Clear Harlequin waste processing unit which is compliant with the 2012 Environment Agency Binding Rules (no drainage charges from South West Water). Oil by private contract. The oil tank is a compliant 1000 litre bunded tank.

Council tax band Band E

Directions

From the centre of Widecombe in the Moor take the road to the south which leads to Dunstone and Ponsworthy. After about three quarters of a mile turn right into the lane which leads to Higher Dunstone and just around the corner is a small granite chapel. Just beyond the chapel is the track which leads to Dunstone Cottage.

- A detached granite home with annexe rebuilt in the last ten years
- Walled garden of 0.22 acres/0.089 Ha with beautiful southerly moorland views
- Entrance porch and lobby
- Sitting room with fireplace and stove plus separate lounge
- Kitchen with Aga and separate boot room/utility area
- Three bedrooms plus upstairs office
- Family bathroom
- Delightful garden reception room
- Annexe with kitchen, sitting area, loft bedroom and shower room
- Large timber shed



Entrance

A gravelled and cobbled pathway leads across the front of the cottage to the front porch and annexe.

Porch

Granite steps lead up to the open fronted porch which has a broad oak front door and a wall light point.

Entrance lobby

This lobby has an earthstone floor, a pine staircase and handrail, one flush mounted ceiling recessed LED light and smart oak latched doors to the lounge and the sitting room.

Lounge

A bright and spacious double aspect room with oak double glazed windows and a window seat to the front, a fireplace recess which is presently decommissioned, fitted bookshelves, a TV point and four flush mounted ceiling LED downlighters. The earthstone floor has underfloor heating and there is an individual room thermostat.

Sitting room

A sunny room with dual aspect oak windows and a window seat to the front where there is a great view to the moor. There is a large granite fireplace with a slate hearth and a fitted Woodwarm stove with a lined flue. The earthstone floor is underfloor heated and there is an individual thermostat. There is a central flush mounted ceiling LED downlighter and an oak latched door to a large understairs storage cupboard with lighting.





Kitchen

The kitchen features an electric Aga set into the chimney breast. The units comprise base and wall cabinets with oak effect laminate worktops, a double drainer stainless steel sink, and space for a fridge/freezer and freestanding cooker or dishwasher. There is an extractor fan, two oak double glazed windows, oak latched doors to a larder cupboard and to the boot/utility room and there are nine LED flush mounted ceiling lights.

Boot room/utility space

The boot room has its own exterior door to the front of the property and there is a further lockable door that leads into the shower room for the annexe. This practical room has lots of space for boots and coats, dog beds, the Grant floor mounted oil fired central heating boiler, a large factory insulated hot water cylinder with a back-up immersion heater, space for a washing machine, dryer and freezers.

First floor

The landing is pine floored and has oak latched doors to all rooms and a double glazed oak window looking out to a field at the rear. There is a built in linen cupboard, two pendant light points and a double panel radiator.



Study/nursery

This front facing room has an oak double glazed window and window seat with a view to the moor, space for a small desk or a baby's cot, the floor is pine and there is a pendant light point and a double panel radiator.

Bedroom 1

This is a generous double bedroom with an oak double glazed window and window seat with views to the moor. It features a decommissioned cast iron fireplace and grate with painted timber surround and mantel shelf, built in shelving and a single wardrobe with hanging rail. A triple panel radiator is fitted, a TV point and a pendant light point.

Bedroom 2

A second generous double bedroom which looks out to some lovely moorland views. The floor is pine, there is a pendant light point, a large double panel radiator, a TV point and access to the insulated loft void.

Bedroom 3

This is a front facing single bedroom with a double glazed oak window and window seat with moorland view, a built in single wardrobe with hanging rail, a double panel radiator, a pine floor and a pendant light point.





Bathroom

The bathroom is fitted with a white pressed steel bath with painted timber side panels and chromed taps, a Burlington porcelain wash hand basin with chromed taps with a wall light point and shaver point above and a matching low level w.c. An extractor fan is installed, four LED downlighters and three oak double glazed windows with a view to a field behind the cottage.

The Annexe

Linked to the cottage by the shower room, the annexe is self contained with a single loft bedroom and a sitting and dining area on the ground floor.

Entrance

The annexe has its own front door entrance from a small lawned area in front and to the side of the cottage boot room/utility area.

Annexe kitchen/dining room

This travertine floored room has two new double glazed upvc windows looking to the cottage garden, view and to the side. It also has a single glazed side window above the single drainer stainless steel sink which is set on a base cabinet with an oak worktop and space to the side for an electric cooker. There are six LED downlighters, a wall mounted digitally controlled electric convactor heater, a shallow step up to the sitting area and a doorway to the shower room.



Annexe shower room

This has been recently refitted with a smart travertine floor with electric underfloor heating, a wall mounted electric towel rail, a walk in shower with a glass screen and built in thermostatic shower controls with a rain shower head. There is a low level w.c., a pedestal wash hand basin with a light point above, four LED downlighters and a lockable door that leads to the boot room/utility area of the cottage.

Annexe sitting area

The sitting area is floored with Tavistock slate and has two wall light points, a wall mounted fuse box and stairs to the first floor with an cupboard beneath.

Annexe loft bedroom

This is a bright loft room with upvc double glazed windows looking across to the moor. A white painted balustrade protects the stairwell. There is a spotlight fixture, a wall mounted digitally controlled electric convector heater and space for a double bed.

Summerhouse/Old Piggery

The Old Piggery is a super garden summerhouse and a useful additional reception room which has power and light, a ceiling open to the eaves, two pendant light points, two electric wall mounted convector heaters and a broad window looking out across the garden and valley to the beautiful Dartmoor.

Timber shed

This timber built shed has a stable door, two new upvc double glazed windows, two power points and a concrete floor. It has previously been used as a study and library.

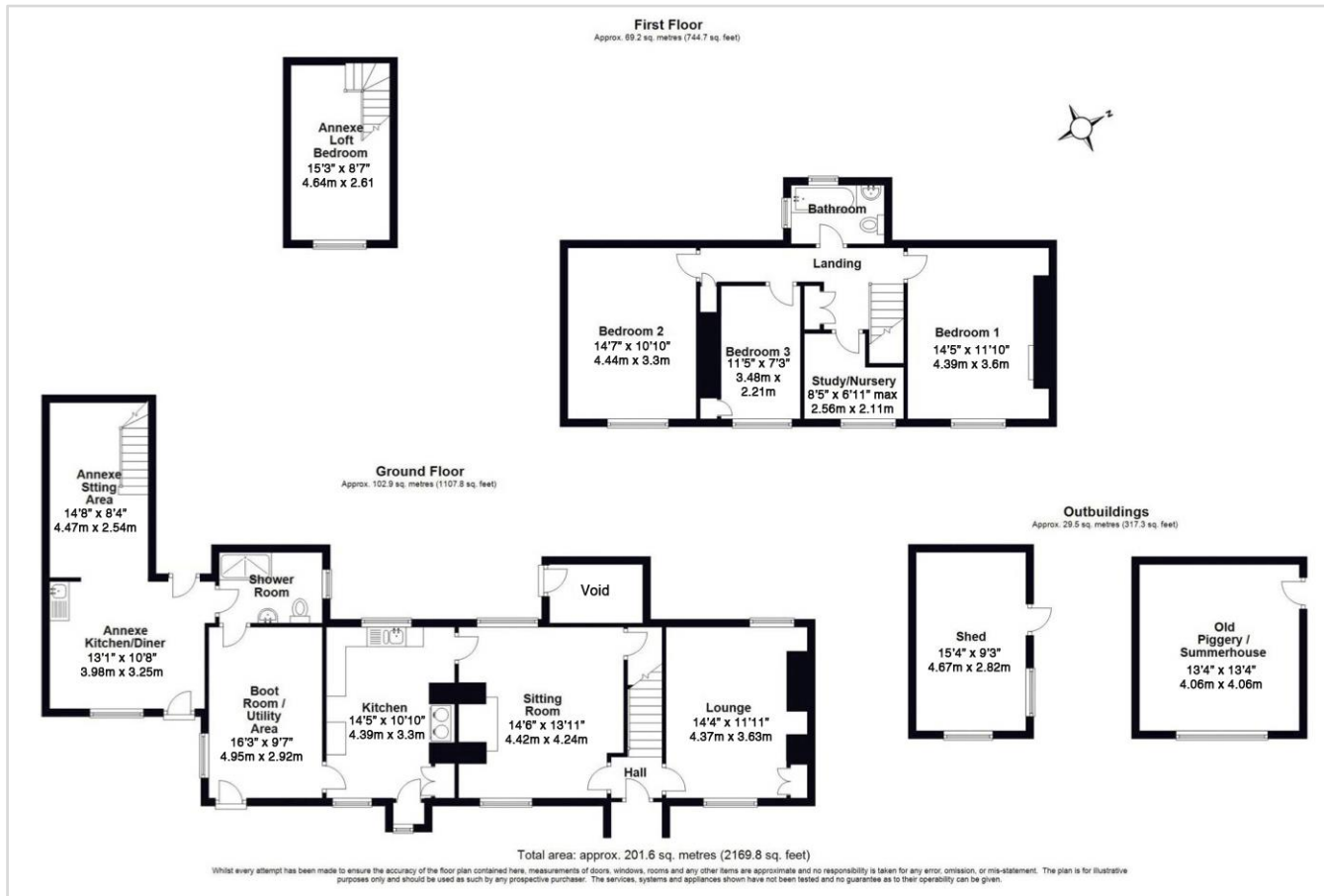
The grounds

The garden is walled and on a gentle incline with stepped lawns and glorious views across the valley to the open moor. It faces in a southerly direction and enjoys the very best of the sun. At both the bottom and top of the garden are sitting area/patios from which to enjoy the views and sunshine and there is a young oak tree for shade in the hottest part of the day. Throughout the garden there are fruit trees apples, pear, plums, a Medlar and a Bay tree. There are some well stocked shrubberies, a fig tree, climbing roses and flowering plants adorn some of the granite walls.

Attic store room

10'7 x 7'7/3.22m x 2.31m. This room is accessed from the exterior and is sited above the annexe shower room. It comprises useful storage and has an insulated hot water cylinder and immersion heater serving the annexe shower room. There is a wall mounted electric heater with a frost protection thermostat and there is plumbing for an automatic washing machine.





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