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properties



Beaumont

18 Mill Street, Chagford, Devon TQ13 8AW

£775,000 Freehold



The Property

18 Mill Street is a Victorian home with great character. It is not listed and has been extensively refurbished and improved to offer very comfortable accommodation throughout. The house has a lovely patio garden at the rear to the south of the property and enjoys some glorious moorland views from the top floor. On the ground floor, the well presented accommodation comprises a porch, hallway, sitting and dining room, a smart Mulberry kitchen with sandstone work tops and a downstairs w.c. Upstairs there is a bright first floor landing, a fully tiled bathroom and three double bedrooms with an ensuite bathroom in the main bedroom. On the second floor are two large flexible rooms currently used as a top floor sitting room and an artist's studio which could be used as a fourth and fifth double bedrooms if preferred. The view from these top floor rooms is superb. Throughout the house there are many fine features and Fowlers strongly recommend viewing.

Situation

This lovely home is situated just 50 metres from Chagford's bustling town square where there is a wide variety of day to day and specialist shops, cafes and pubs. There are two village halls, a parish church, Roman Catholic church and a chapel. This ancient Stannary town has great amenities including a primary school and Montessori, a library and surgeries for doctor, dentist and vet. There are good sports facilities with a football and cricket pitch, a pavilion, tennis club, bowling club, skate park and an open air swimming pool in the summertime. The town is surrounded by countryside, riverside and moorland walks and is only approximately 5 miles from the A30 dual carriageway and 20 miles from Exeter.

Services

Mains gas, water, electricity and drainage.

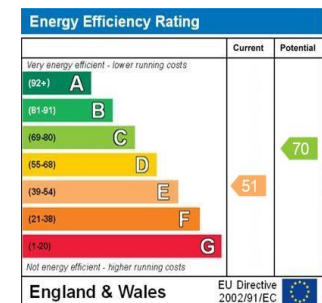
Council tax band

Band E

Directions

From Fowlers walk to the top of the Square and turn right entering Mill Street. Just 50 metres along on the left is Beaumont.

- A charming Victorian townhouse on three storeys
- South facing patio garden
- Five bedrooms
- Entrance hall
- Sitting room with gas fired stove
- Dining room and smart Mulberry kitchen
- Contemporary style family bathroom
- Three double bedrooms (one ensuite)
- Two flexible top floor rooms
- Gas fired central heating



Entrance porch

This has a tiled roof, a glazed gable and side panels with coloured glass, a stable door, a pendant light and an internal front door with coloured glass panels which leads to the entrance hall.

Entrance hall

The entrance hall has a pendant light point, a classic traditional tiled floor, a granite threshold and a wall mounted box concealing the meters. The sturdy staircase has cream painted balusters and a pine handrail and there is a large understairs cupboard with shelving and a single panel radiator. A panelled door leads into the living areas.

Dining room

The kitchen, dining room and sitting room interconnect and all are oak floored. To the rear of the dining room are double storm shutter doors which conceal the double glazed French doors that lead out to the south facing patio garden. In the dining area there are four halogen downlighters and two built in cupboard units to either side of the old chimney breast which have doors concealing the laundry area with plumbing for an automatic washing machine and dryer. An oak step rises to a small lobby which has a double glazed window to the rear patio garden and where there is a shelved double cupboard and access to the w.c.





W.C.

Fitted in a contemporary style with a low level w.c. and corner basin with mixer tap, an oak floor and a wall mounted electric heater with timer and thermostat. The toilet cistern is concealed, there is a toiletry cupboard and there are two downlighters and a double glazed window.

Kitchen

This is a bright kitchen with a large sash window to the front with soundproof glass and fitted storm shutters above a contemporary style radiator. The kitchen has six ceiling recessed downlighters and work top lighting above the extensive sandstone work surfaces and splashbacks. Incorporated into the work tops are a 1½ bowl single drainer stainless steel sink with mixer tap, a five burner stainless steel gas hob with stainless steel hood and light above and a metal pan rest. The base and wall cabinets are Mulberry units with a built in proving oven, a self cleaning electric fan assisted oven, a Siemens combination microwave grill and oven and a built in fridge and freezer. There is space for an automatic dishwasher and an additional freezer. The kitchen also has pull out larder drawers for dry goods and large drawers for cooking pans.

Sitting room

This is a bright room with two south facing single glazed windows and a large front facing sash window with sound proof glass and all are fitted with storm shutters. This charming room has a gas fired woodburner style stove set on a slate hearth with a limestone fireplace surround and mantel. Adjacent there is a built in cupboard and bookshelf. There are two downlighters, a T.V. point, telephone point, a double panel radiator, a wall light point and a wall mounted thermostat and central heating control box.



First floor landing

A light landing with original architraves and stripped panelled doors, a painted balustrade with pine hand rail, coving, a front facing sash window with soundproof glass, a telephone point and four wall light points.

Bathroom

A smart contemporary bathroom with fully tiled walls, window returns and sills and a white suite with a contemporary 'floating' low level w.c. and wash hand basin, a concealed cistern and a pressed steel bath with mixer tap, a built in thermostatic shower and glazed shower screen. The wall mounted toiletry cupboard with mirror conceals the shaver point. Four downlighters are fitted and one of them has a built in extractor fan. There is a wall mounted plumbed heated towel rail, a Upvc double glazed sash is south facing at the rear and storm shutters are fitted.

Bedroom 3

This is a south facing double bedroom with a Upvc double glazed sash window, a single panel radiator and ample space for a double bed, bedside tables and a dresser.





Bedroom 2

A bright room with a sash window with sound proof glass looking out to the front, a single panel radiator and ample space for a double wardrobe, dresser, bedside tables and a double bed.

Bedroom 1

A front facing room with a large single glazed sash window with sound proof glass and a diagonal view across the bowling green to the Teign valley. This room has built in double cupboards with shelves, a pendant light, a telephone point, a built in wardrobe and cupboards and a stripped panel door which leads to the ensuite shower room.

Ensuite shower room

South facing with a single glazed sash window and fitted storm shutters and a ceramic tiled floor. The room has a fully tiled shower cubicle with a built in chromed thermostatic shower unit and a glazed screen and shower door. A low level w.c. is fitted and a 'floating' wash hand basin with an adjacent stainless steel medicine cabinet with concealed shaver point. Four downlighters are fitted, one of which has an extractor fan, there is a plumbed heated towel rail and a built in cupboard concealing a gas fired central heating boiler.



Second floor landing

A staircase with painted balusters and pine handrail leads up to the second floor landing which has a built in cupboard and painted panelled doors leading to the rooms either side.

Bedroom 4/top sitting room

A bright room with an attractive front facing dormer window and a large double glazed Velux skylight to the rear with a great view across the edge of town to Meldon Hill and the countryside. A TV point is fitted, seven ceiling recessed downlighters, a large double panel radiator and there are two large insulated eaves storage cupboards.

Bedroom 5/studio

A spacious and bright room currently with a bare wood floor as it is used as a painter's studio. There are seven ceiling recessed downlighters an attractive dormer window and to the rear a large double glazed Velux window with views to Meldon Hill and the countryside towards the moor. There is a large double panel radiator, a telephone point and access to insulated eaves storage.

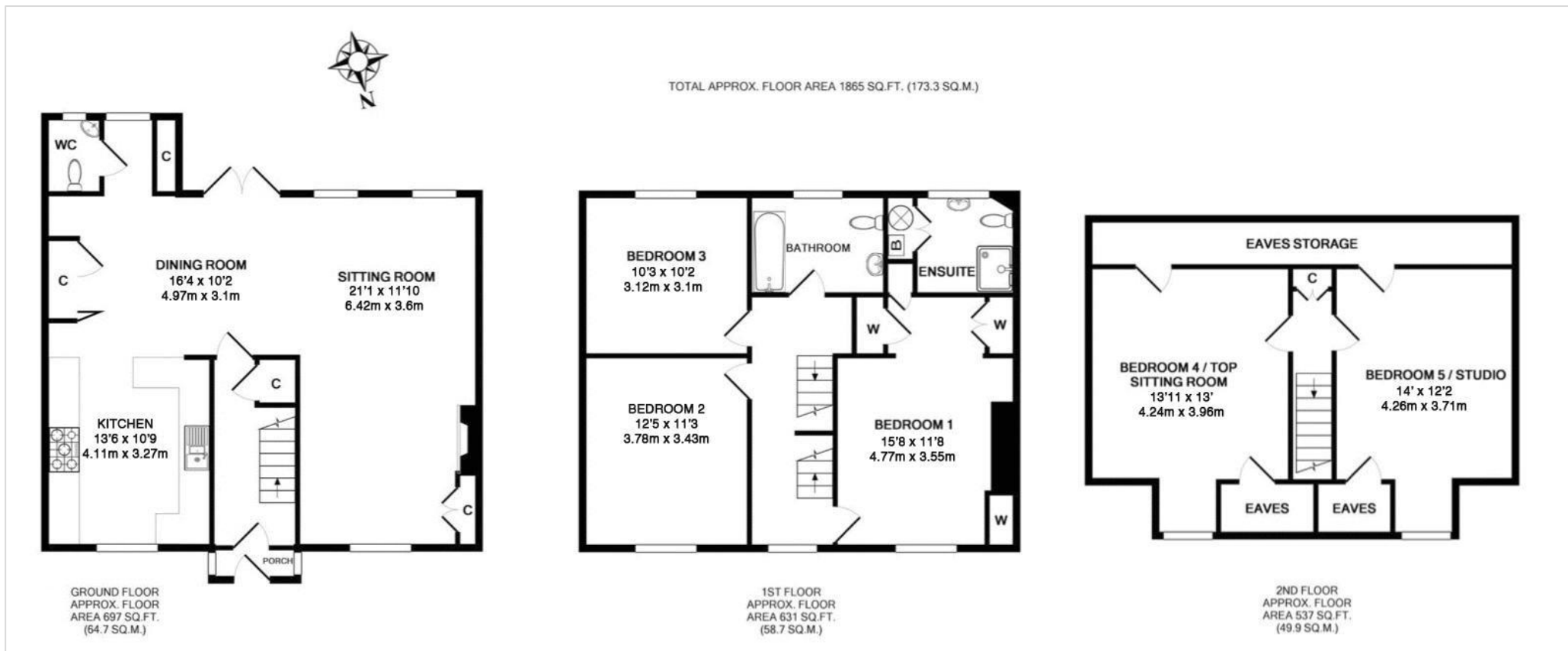
To the front

At the front of the house to one side of the porch there are iron railings with space for pots and planters.

Patio garden

Granite walled and south facing, this garden has double gates which lead out to the alleyway at the side and the patio is paved with granite planters at the edge and space for plenty of other pots and planters. There is an exterior light and a modest wood shed. (29'5 x 18'2/8.96m x 5.53m).





VIEWING BY APPOINTMENT ONLY

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