

fowlers properties

The Old Dairy

18a Lower Street, Chagford, Devon TQ13 8AZ

£499,950 Freehold







The Property

The Old Dairy is a beautifully presented granite built former dairy which has been converted into a quality home with a host of great features. The property is gas centrally heated with ground floor underfloor heating and stylish cast metal radiators upstairs and double glazing throughout, including three doorways to the courtyard that can be open to the courtyard in the warmer months. The stylish and spacious ground floor accommodation comprises a large ground floor living/dining/kitchen with a black electric Aga, a utility lobby with space for a large American style fridge/freezer, w.c./laundry and a rear stairwell lobby with an oak staircase. The first floor is almost entirely laid to oak and features a large main suite, open into the eaves with exposed roof trusses and a big sleeping area with a cleverly designed screen with medicine cupboards and mirrors that separates it from the large bathroom and shower area which has high quality fittings including a claw foot bath and a walk-in shower and underfloor heating. There is also a second double bedroom with an ensuite shower room. Outside is a paved and cobbled part walled courtyard which faces south west and incorporates built in garden storage benches, raised planters and space for a dining table and chairs. Fowlers very strongly recommend viewing.

Situation

The Old Dairy is set off-road in a courtyard setting away from traffic noise and close to the centre of the ancient Stannary town of Chagford. The town has a vibrant town square with a wide variety of day to day and specialist shops, four pubs and cafes. Chagford has a Parish church, Roman catholic church and chapel, a library and surgeries for doctor, dentist and vet. The town is surrounded by countryside, riverside and moorland walks, and it has good sports facilities with a football and cricket pitch, a pavilion, tennis club, bowling club, a skate park and an open air swimming pool in the summertime. The A30 dual carriageway is about 5 miles away and Exeter is approximately 20 miles.

Services

Mains gas, water, electricity and drainage.

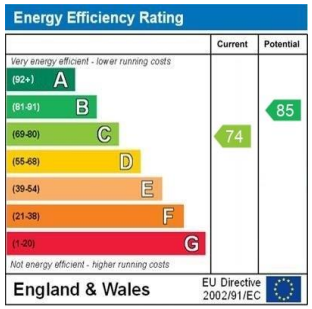
Council tax band

Currently rated for Business Rates

Directions

From Fowlers double doors turn right and walk down The Square passing the delicatessen and the bookshop and continuing into Southcombe Street. At the next right hand bend the road becomes Lower Street and on the left side about 30 metres down is a red double gate with 18A on the door. Walk through the passage and onto the paved and cobbled yard, and you will be in the courtyard that belongs to The Old Dairy.

- A well presented granite built former dairy
- Landscaped part granite walled courtyard garden
- A quality refurbished home with a host of great character features
- Double glazed and gas centrally heated with ground floor underfloor heating
- A spacious living room and kitchen with three double glazed doors to the courtyard and an engineered oak floor
- Electric Aga, utility lobby and w.c./laundry
- Rear hall with oak staircase
- Big master suite of double bedroom and bath/shower room
- Second double bedroom with ensuite shower room
- A charming home that must be viewed



Living room/kitchen

This spacious room is spanned by three large colour washed timber beams and it has two pairs of wooden double glazed doors and a third double glazed door leading in from the south facing courtyard. There is underfloor heating beneath the oak flooring and the room has a sitting end and a kitchen/dining end. It has plenty of space for a large sofa and easy chairs as well as a 6/8 seater dining table in the kitchen. The kitchen cabinets are stylish with both base and wall cupboards with worktop lighting above the stainless steel surfaces which have an integral sink and mixer tap. The units have soft close doors and lift-up doors for the wall units which sit above the Metro style tiled splashbacks. The Black electric Aga has pride of place and is digitally controlled. There are two wall mounted bulkhead lights, eight ceiling mounted LED downlighters and two cast iron radiators to supplement the underfloor heating. Doorways open into the rear stairwell lobby and to the utility area.









Utility room

A double glazed wooden window looks out to the courtyard garden and beneath the window is a broad oak shelf set on top of some carpenter built painted cupboards and drawers. On the opposite wall is a tall fitted storage cupboard and a broad recess for an American style fridge. There are two LED downlighters and the oak floor has underfloor heating. An oak door leads into the w.c./laundry.

W.C./laundry

A wooden double glazed window looks out to the courtyard sitting area and below the window there is an oak worktop with a white porcelain basin and mixer tap. The low level w.c. has a concealed cistern adjacent to the mains stop cock. On the opposite wall are built in cupboards for storage and to conceal the Veissman gas fired central heating boiler beneath which is space and plumbing for an automatic washing machine/dryer. The floor is oak and underfloor heated.

Rear stairwell lobby

This is oak floored with underfloor heating, a broad timber double glazed rear window. and an oak staircase with an understairs cupboard. There are wall mounted coat hooks and in the stairwell, a wall mounted bulkhead light and an LED downlighter.





First floor

The landing is oak floored and has an LED downlighter, a built in linen closet with oak doors and there are oak doors to the bedrooms.

Main bedroom suite

This is a very spacious suite comprising a large sleeping area and a big ensuite bath/shower room. The sleeping area and access are oak floored with the ceilings open into the eaves and featuring exposed roof trusses and two pendant light points. There are three wooden double glazed windows with oak sills in the sleeping area and two cast iron radiators. A built-in screen separates the sleeping area and bathroom and has extensive built in medicine cabinets with seven mirrored doors and lighting above. The bathroom is set on a tiled plinth with underfloor heating that incorporates the plumbing for the walk-in shower which has glazed walls and a stylish chromed thermostatic shower with rain shower head and shower wand. The tub is a stainless steel Catchpole and Rye bath with white roll top interior, clawed feet and side mounted tap, and the large porcelain sink is from Drummonds of London and has two large chromed taps. The low level w.c. has a polished steel high level flush and chromed pipework. Overlooking the courtyard is a wooden double glazed window with an oak sill. There are two wall mounted bulkhead lights and four LED downlighters.









Bedroom 2

A double or twin room with an oak floor and a double glazed wooden window with oak sill overlooking the courtyard. It has a pendant light point, two wall mounted bulkhead lights, a cast iron radiator and access to the ensuite shower room via a concealed sliding door.

Ensuite shower room

This room has an oak floor and is fitted with a shower with fully tiled walls and glazed folding doors and a built in thermostatic shower. Above the shower is an extractor fan and there is a ceiling mounted spotlight fixture and a Heritage style velux double glazed skylight for natural lighting. A wall tiled to chest height has a fitted cabinet with oak vanity surface, a white porcelain basin and mixer tap and an adjacent shaver point and towel hooks.

Exterior

Courtyard

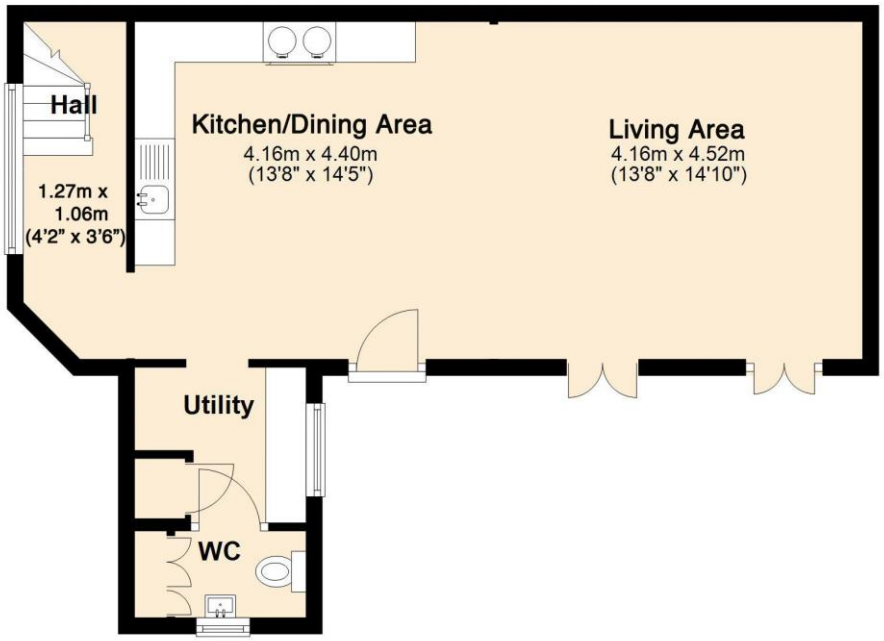
Measuring 27'4 x 25'5 max/8.33m x 7.75m and with granite walls on two sides, this southwest facing courtyard has been landscaped with cobbles and paviors, raised stone planters and a pair of wooden benches/garden stores. It gets plenty of sunshine in the summer and has been planted out with easy to maintain plants and shrubs.





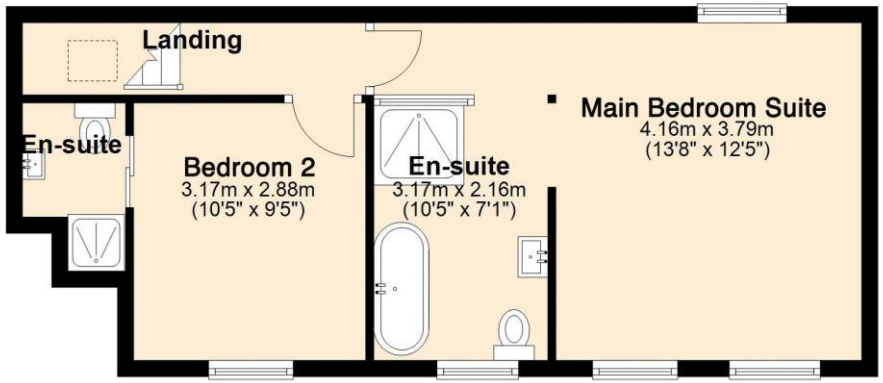
Ground Floor

Approx. 49.8 sq. metres (535.7 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



Total area: approx. 91.1 sq. metres (980.9 sq. feet)



VIEWING BY APPOINTMENT ONLY

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