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properties



18 New Street
Chagford, Devon TQ13 8BB

£599,950 Freehold



The Property

18 New Street is a granite built end of terrace home which has immense character throughout. It comprises accommodation both in the cottage that fronts New Street and its barn at the rear which has a 'bridge' connection enabling direct access to the pretty rear garden from the charming kitchen/dining room with its exposed roof timbers and Aga. Beneath the kitchen/dining room is a group of useful spaces including a large bicycle/kayak garage, a workshop, laundry/store and tool shed. The accommodation comprises an entrance lobby, a w.c., a delightful sitting room with big granite fireplace and wood burner, a sewing room/study, the kitchen/dining room, a smart bathroom, and two double bedrooms on the first floor. A staircase rises to an attic room from the first floor landing. The cottage garden is very pretty with an elevated position and a great view across the southern edge of town to Meldon Hill. Within the garden is a rockery area, a small lawn, a vegetable garden and a superb Shield's Buildings fully insulated garden office/studio with power and light, a wood burner and a great view. This is a really appealing home and Fowlers very strongly recommend viewing it.

Situation

18 New Street is ideally sited for walking access to the nearby commons from O'er Hill and the level walk that leads to the town square just a couple of hundred paces away. The ancient Stannary town of Chagford has a wide variety of day to day and specialist shops, four pubs, cafes and restaurant, a lively social scene, a library, Parish church, Roman Catholic church, a chapel and surgeries for doctor, dentist and vet. The town is surrounded by countryside, riverside and moorland walks and has good sports facilities with a football and cricket club, 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 the county town of Exeter is approximately 20 miles.

Services

Mains gas, water, electricity and drainage.

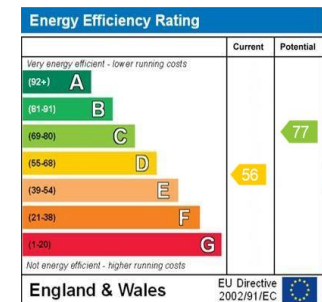
Council tax band

Band E

Directions

From Fowlers double doors walk to the top of The Square and turn left. Walk past the Three Crowns and The Globe and turn right into New Street. Pass the leat waterfall on the left and No.18 is about another 40 metres along on the left hand side.

- An attractive home full of character
- Pretty cottage garden with fully insulated garden studio with wood burner.
- Quiet spot just a level walk to the town square
- Farmhouse style kitchen/dining room with gas Aga
- Sitting room and granite fireplace
- Sewing room/study
- Main bedroom with ensuite shower
- Second double bedroom and attic room
- Fully double glazed and gas centrally heated
- Granite workshop, store, bicycle shed and tool shed



Entrance hall

A Upvc door with a leaded glass insert leads into the hallway which has a high ceiling, a stone floor, a wall light point, an LED downlighter in the stairwell to the first floor, space for coats and a upvc double glazed window. A painted staircase leads to the first floor, and three granite steps and a latched door lead down to the sitting room. A further latched door leads to the w.c.

W.C.

Fitted with a low level w.c. with concealed cistern, a upvc double glazed side window, a slate floor and a wall mounted wash hand basin.

Sitting room

A solid timber alternative entrance door leads in from New Street to this charming sitting room which has a large granite fireplace with an oak lintel, granite hearth and fitted wood burning stove with lined flue. There is a painted structural beam that spans the room, a stone floor, double panel radiator, TV point, a built in cupboard beside the chimney breast and a latched door to the sewing room/study.

Sewing room/study

A stone floored room with two upvc double glazed windows, an oak lintel above the front window, a single panel radiator and a latched door to the walk-in boiler cupboard where the Logic Max mains gas fired central heating boiler, timer and large insulated hot water cylinder are housed. This is a great space for drying wet outdoor clothing.





First floor

The painted staircase rises from the entrance hall to a mid point where the stairs split front and rear. To the front are bedrooms and the stairs to the attic room, and to the rear is the bathroom and the kitchen dining room which is reached by crossing between the cottage and barn. This 'bridge' has a upvc double glazed obscure window, a single panel radiator and latched doors to the bathroom and kitchen/diner.

Bathroom

A bright bathroom with upvc double glazed obscure windows, six LED ceiling recessed downlights, painted wainscoting to waist height, a built in linen and toiletry cupboard and a plumbed, heated towel rail. It is fitted with a suite of white pressed steel panelled bath, pedestal wash hand basin and low level w.c.

Kitchen/dining room

A super farmhouse style kitchen with exposed structural trusses into the eaves, a rear facing velux double glazed skylight and three upvc double glazed windows and a stable door to the garden. It has a cream coloured Aga nestled between painted wooden hand built base and wall cabinets with black granite effect worktops with integral carved drainer and a Belfast sink with chromed mixer tap. There is space for an under counter dishwasher and washing machine, and above the kitchen area are two truss mounted spotlights and a set of suspended halogen spotlights. The floor is laid with a quality wood effect laminate for practicality and this extends into the dining area which is set beneath the exposed trusses and has two pendant light points and a double panel radiator.



Bedroom 1

From the first floor landing there is a latched door to the main bedroom. This is a spacious double room with a double aspect and two upvc double glazed windows with a window seat at the front. The floor is a wood effect laminate and there is a single panel radiator and fitted wardrobes with hanging rails and shelving. A vanity unit with an integral bowl is built-in and there is a recessed shower which is fully tiled and has a built-in thermostatic shower, an extractor fan, LED downlighter and a glazed shower screen door.

Bedroom 2

A double room with a upvc double glazed window, a painted timber floor, a fitted double wardrobe with hanging rails, a pendant light point and a double panel radiator.





Attic room

A white painted staircase rises to the attic where there is a plinth for a single mattress, a painted timber floor, a Velux double glazed skylight and eaves access.

Exterior

Garden

In all, 18 New Street sits on a plot of .11 acres, including the buildings. The cottage garden can be accessed from outside by a set of granite steps, or from the kitchen/dining room at garden level. It has a patio area just by the kitchen door and raised planters bounded by granite that flank the pathway and steps that rise to the slightly higher area of the garden where the garden studio is sited. At this level there is a lawn and access to the rear of the garden where there is a vegetable area. The garden studio has a small verandah which faces towards the delightful south facing view to Meldon Hill.

Garden studio

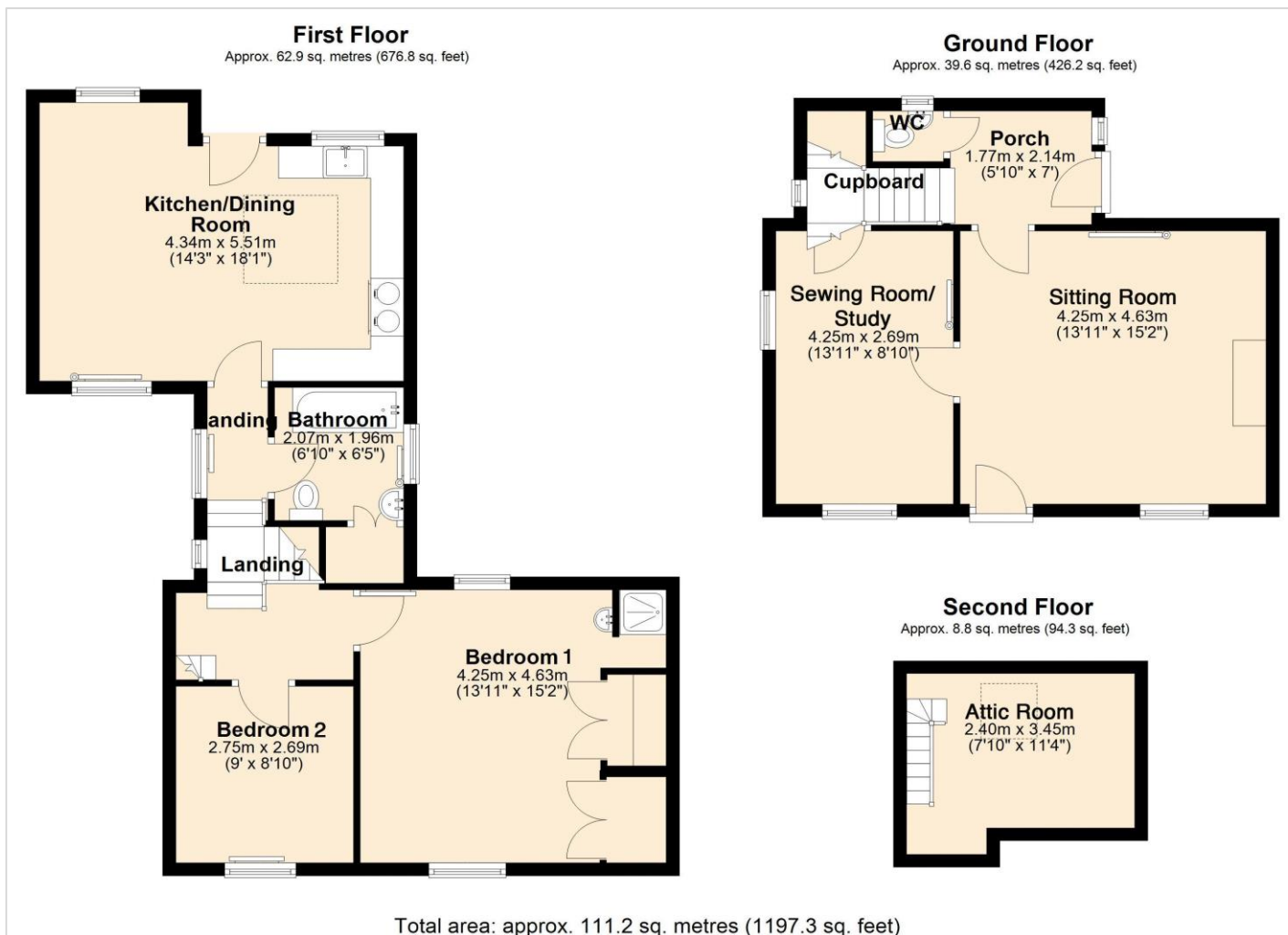
19' x 13'3 max/5.79m x 4.03m. This is a high specification garden studio built by Shields Buildings of North Tawton. It is timber clad and highly insulated and has a corrugated roof and two pairs of upvc double glazed doors to the exterior as well as a third matching window looking out to the view to Meldon Hill. It has a fitted wood burning stove and a wall mounted electric convector heater, power and light and a deep walk-in storage area.



Amenity spaces

Located below the kitchen/dining room and with exterior ground floor access, there are a number of really useful spaces. Tool Shed : 7'2 x 6'/2.18m x 1.82m. Workshop: 6' x 4'7/1.82m x 1.39m. Power and light, a small window and space for a workbench and wall-hung tools. Store/laundry: 11'10" x 9'5"/3.60m x 2.87m. Power and fluorescent lighting, concrete floor, plumbing and space for freezers. Bicycle/kayak garage: 11'10 x 6'10/3.60m x 2.08m. Wooden double doors lead into this small garage ideal for bicycles, a motorbike and outdoor pursuits gear.





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