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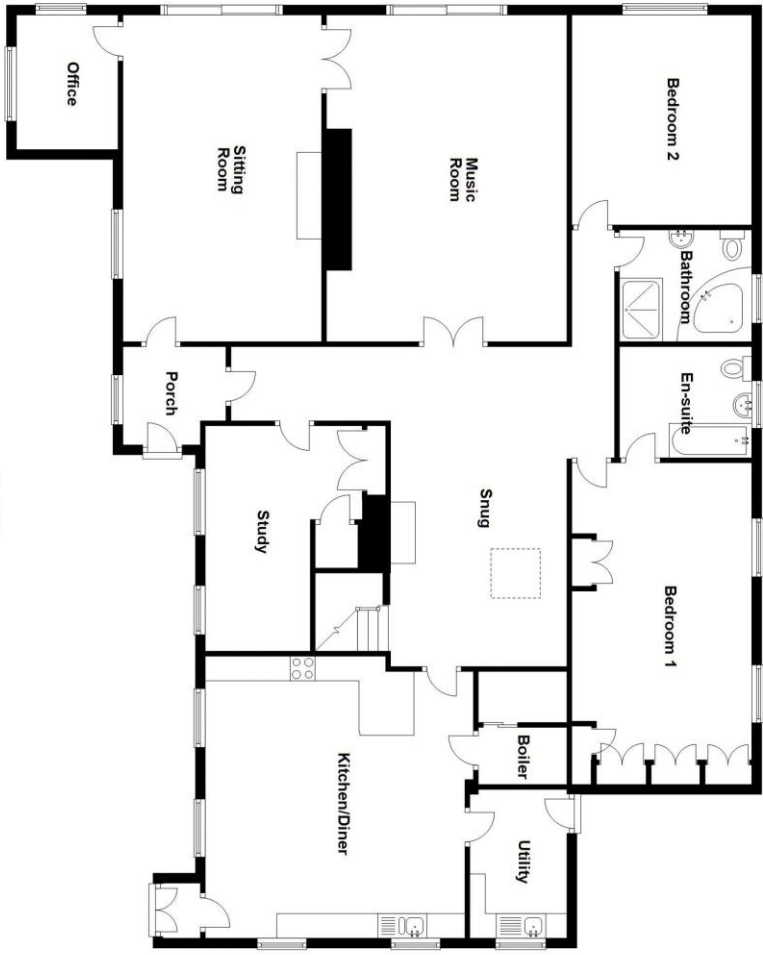
Price : £895,000 Freehold



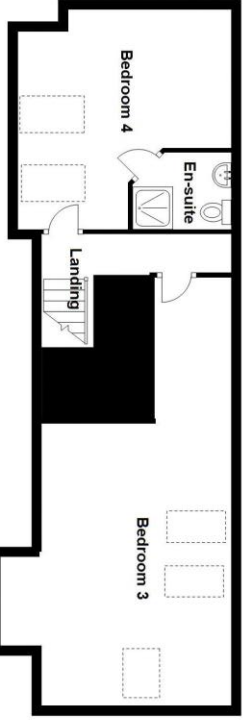
- A spacious detached home set in 0.8 acres of garden • Glorious views of the Dartmoor countryside •
 - Plenty of parking and double garage • Entrance lobby, hall and study •
 - Three large reception rooms with lovely views and patio access • Big kitchen/dining room •
 - Two ground floor bedrooms (one ensuite) and office • Two first floor bedrooms (one ensuite) •
 - Family bathroom with shower • Oil fired central heating and full double glazing •



Ground Floor
Approx. 218.2 sq. metres (2348.4 sq. feet)



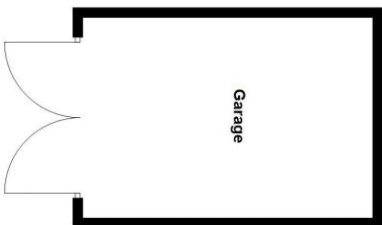
First Floor
Approx. 57.7 sq. metres (620.8 sq. feet)



Total area: approx. 299.8 sq. metres (3227.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given. Plan produced using Planika.

Outbuilding
Approx. 24.0 sq. metres (258.5 sq. feet)



The Property

Wheatfield is a spacious home with flexible accommodation and a large ground floor footprint comprising an entrance lobby and hall, three generous reception rooms, a big kitchen/dining room, a boiler room and utility room and three bedrooms, one ensuite bathroom, a family bathroom and an office. Upstairs there are two further bedrooms and one of those has an ensuite shower room. Outside the garden is a lovely size with an extensive lawn, mature deciduous trees and a well established boundary hedge for privacy. There are great views over the surrounding countryside and to Castle Drogo. The long driveway leads to a parking area and a double garage which has a greenhouse attached to the rear and a log shed to the side. The property has a new septic tank. Fowlers very strongly recommend viewing this spacious family home.

Situation

Wheatfield is set on a garden plot of 0.8 acres in beautiful Dartmoor countryside with fields to the side and rear and glorious views. Whiteabury Cross is just 1.3 miles from the thriving ancient Stannary town of Chagford where there is a wide variety of day to day and specialist shops, pubs, restaurant and cafes as well as a library and surgeries for doctor, dentist and vet. The whole area is criss-crossed by footpaths and walks can be enjoyed in the countryside, riverside and on the nearby moor. Chagford has a Primary school, pre-school and a Montessori and excellent sports facilities with a football and cricket pitch, a pavilion, a tennis club, bowling club, a children's play park and skate park and an open air swimming pool in the summertime. The A30 is only about 4 miles from Wheatfield and Exeter is approximately 18 miles.

Accommodation

Kitchen porch

This canopied porch has a gated access, an exterior light, a multi locking panelled door with a double glazed window and single glazed side windows.

Kitchen/dining room 18' 8" x 17' 10" (5.69m x 5.43m)



This is a large space with four large upvc double glazed windows plus the double glazed door which leads into the kitchen porch. The floor is laid with stone tiling and the bespoke Ashwood kitchen is built of high quality materials with beautiful oak fronted, drawers and cabinets and extensive granite worktops with tiled splashbacks which incorporate an inset double bowl stainless steel sink with a mixer tap, a ceramic halogen hob with an extractor hood and light, also enclosed in oak, a Neff double oven and grill and a Bosch microwave, a larder fridge and an integrated Bosch dishwasher. There are twelve recessed downlighters, two double panel radiators and doors to the boiler room and utility room.

Utility room 9' 11" x 6' 5" (3.02m x 1.95m)

Fitted with a base and wall unit with a roll top stone effect worktop with a single drainer stainless steel sink and mixer tap, space for a washing machine, dryer and an upright fridge/freezer, a fluorescent light fitting, a ceramic tiled floor, a upvc double glazed window and door.

Boiler room 7' 4" x 6' 1" (2.23m x 1.85m)

This room has a floor mounted oil fired central heating boiler, space to hang clothes for drying and a sliding door to a large shelved linen cupboard.

Snug 21' 4" x 11' 11" (6.5m x 3.63m)



This super cosy room is located in the centre of the house with natural light provided by a large double glazed electric velux window set in a shaft above the sitting area. It also has a handsome contemporary style HETA wood burning stove with a lined flue for efficiency and a stone tiled hearth. There is a lot of room for comfy sofas and the floor is laid to oak, the ceiling is coved, switches are a smoked chrome finish, there are ten downlighters, a contemporary style upright radiator, archways to the rear bedrooms and the staircase and double doors to the music room.

Entrance hall 10' 7" x 4' 10" (3.22m x 1.47m)

The hallway is floored in oak and has a coved ceiling and a multi paned door to the study. The hallway opens into the snug and has a double panel radiator.

Study 15' 1" x 10' 1" (4.59m x 3.07m) narrowing to 7'1"/2.15m



This bright room has two large upvc double glazed windows looking to the garden and countryside across the valley. The floor is laid to oak and there is a pendant light point, a coved ceiling, plenty of power points, a panelled radiator and a large built-in double closet for stationery plus an understairs cupboard. This room could easily be used as a further ground floor bedroom if required.

Entrance lobby 6' 10" x 6' 1" (2.08m x 1.85m)

A multi paned front door leads into the lobby which has a upvc double glazed window looking out to the garden, a double panel radiator and multi paned inner doors to the hall and to the sitting room.

Sitting room 21' 9" x 13' 10" (6.62m x 4.21m)



Another lovely spacious room with large upvc double glazed patio doors to the garden, a coved ceiling, a fitted open grate Jetmaster fire set on a slate hearth, four wall light points, three contemporary upright radiators, an oak floor, plenty of power points and doors to the entrance lobby and to an office.

Office 8' 11" x 6' 9" (2.72m x 2.06m)



This room has two upvc double glazed windows with great views to the garden and countryside across the valley. It has plenty of power points, a coved ceiling, an oak effect laminate floor, stainless steel switches and plus facias and a ceiling light point.

Music room 21' 10" x 15' 11" (6.65m x 4.85m)



This spacious room has a large upvc double glazed sliding patio door and window to the garden, a coved ceiling, two pendant light points, a single panel radiator, plenty of power points and multi paned double doors to the sitting room.

Rear hall

This oak floored hall leads from the snug to the two downstairs bedrooms and the bathroom.

Bedroom 1 18' 7" x 12' (5.66m x 3.65m) plus wardrobes.



A big south west facing bedroom with an extensive range of Strachan fitted wardrobes in a hardwood finish and comprising shelving, drawers and hanging rails, bedside display shelving and bedside cabinets. There are three directable ceiling spotlights, two pendant light points and two large upvc double glazed windows. A panelled door leads to the ensuite bathroom.

Ensuite bathroom 8' 9" x 7' 5" (2.66m x 2.26m)



A upvc double glazed obscure window faces to the rear and the walls are tiled to half height including the splashbacks around the pressed steel bath which has a brass shower/mixer tap. A pedestal wash hand basin is fitted, a low level w.c., a shaver point and a ceiling light point.

Family bathroom 8' 9" x 7' 4" (2.66m x 2.23m)



This room has recently been refitted with a new shower cubicle with a stone effect waterproof lining, a chromed built in thermostatic shower, a glazed screen and door. The corner bath has a mixer tap and the white porcelain basin is mounted on a chromed stand with a glass toiletry shelf. There is a chromed heated towel rail, a ceiling light point, a ceramic tiled floor and a upvc double glazed obscure window.

Bedroom 2 14' x 12' (4.26m x 3.65m)



An oak floored room with a broad upvc double glazed window and a view to the garden and neighbouring field. It has a coved ceiling, plenty of power points, two pendant light points and a large single panel radiator.

First Floor

A staircase rises through an archway from the snug to a small landing on the first floor.

Bedroom 3 11' 1" x 26' 9" max (3.38m x 8.15m)



This bedroom is an attic conversion with three velux double glazed skylights, an oak floor, three eaves cupboards and an eaves closet space with a hanging rail, three downlighters, one pendant light, a large double panel radiator and a large plinth for a TV or storage with a closet built in beneath.

Bedroom 4 14' x 11' 3" (4.26m x 3.43m)



This is a single room set in the attic with two velux double glazed skylights and a pendant light point. A panelled door leads into the ensuite shower room.

Ensuite shower room

This has a vinyl floor with a step up shower tray with a glazed screen and sliding screen doors, tiled walls and a Triton T80 electric shower. A pedestal wash hand basin and a low level w.c. are fitted, a shaver point and a ceiling light point.

Exterior

Garage 19' 7" x 13' 4" (5.96m x 4.06m)



This is a large block built garage with wooden double doors, power and light.

Greenhouse 10' 6" x 6' 5" (3.2m x 1.95m)

A quality Robinson's Rosette Reach anthracite finish aluminium framed greenhouse with two vent windows. The greenhouse is attached to the rear wall of the garage.

The grounds



The grounds extend to 0.8 acres and are principally laid to grass with mature hedgerow boundaries for privacy and many mature oaks and other deciduous trees. There is a patio on the southern side of the house with access from the sitting room and music room and at the front of the house are various borders. From the garden there are glorious views to the fields behind, to Castle Drogo and across the valley. The driveway runs up along the northern boundary of the garden to the gravelled parking and turning area in front of the garage. In one secluded corner of the garden is a new compliant underground septic tank with a new drainage field. An EV charging point is mounted on the side wall of the house. A new double bunded 200 litre oil tank sits behind the garage.

Services

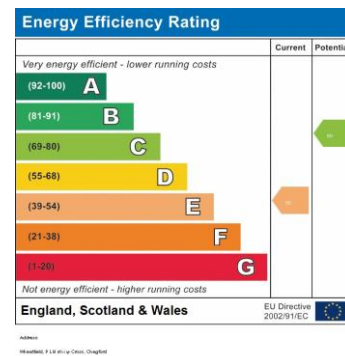
Mains water and electricity. Private drainage. Oil by private personal contract.

Council tax band

Band F

Directions

From Fowlers office on The Square in Chagford drive down out of The Square passing Astor's bookshop and Art Supplies and leave the town past the Primary school and Fire Station. Continue to the crossroads at Easton Cross and turn right onto the A382. After about a quarter of a mile take the slight right at Whitebury Cross and the first drive on the right is Wheatfield.





Viewing by appointment only

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