



Old Stables

Manor Road, Chagford , Devon TQ13 8AS

£695,000 Freehold



The Property

The Old Stables is an excellent opportunity to acquire a town centre property with a large garden which is set back from the road accessed via a quiet lane from the main square. The property enjoys stunning views of Dartmoor including a view of Kestor Hill. The accommodation comprises a good sized kitchen with an Aga, a dining room and a large sitting room with access straight out onto the garden and swimming pool. The first floor has a double bedroom with a mezzanine floor and an ensuite shower room and the top floor has a large main bedroom enjoying the view and a further ensuite bathroom. The garden has a paved area with a swimming pool and a large grassed area on the lower level of the garden. This property also comes with a garage which is around 200 yards away. Fowlers strongly recommend viewing this property.

Situation

Located just a one minute walk from the town square but set off the street on a private lane away from the bustle of the town. It enjoys peace and tranquility but has level access to Chagford's excellent town square facilities. Chagford is an ancient stannary town and has a wide variety of day to day and specialist shops, cafes, restaurants and pubs, a parish church, Roman Catholic church and chapel, primary school, pre school and Montessori. There are good sports facilities with a cricket and football pitch and pavilion in an idyllic spot, a tennis club, bowling club and an open air swimming pool in the summertime. Surrounding Chagford are a wide variety of moorland, countryside and riverside walks. The A30 dual carriageway is approximately 5 miles away and the county town of Exeter is approximately 20 miles.

Council tax band

Band D

Services

Main gas, electricity, water and drainage.

Directions

What3Words : thatched.moped.stretch

From Fowlers walk to the top of the Square and turn right walking into Mill Street. Opposite the old Methodist Chapel which is now offices for Helpful Holidays there is an opening on the left hand side which leads to a private residential unmade lane, go through the gate and follow the lane round to the right and the gate to the Old Stables is on your left.

Entrance hall

The front door leads into the entrance hall which has a ceramic tiled floor and a large exposed granite pillar which provides support for the ceiling and for the stairs to wrap around. There is a rear porch area which leads through into the garden through part glazed doors.

Kitchen

The kitchen is a lovely bright room with two large double glazed windows with views across to Dartmoor and the surrounding countryside. It is fitted with cream shaker style base and wall cabinets with a wooden countertop, built into the countertop is a double basin stainless steel sink with chromed mixer taps, a gas fired Aga is fitted for the cooking and there is plenty of space for a washing machine and fridge. Further storage is provided with a large under stairs cupboard.

- **A granite built former stables with stunning views**
- **Bright south facing kitchen with Aga**
- **Dining room**
- **Spacious sitting room**
- **Ensuite double bedroom with mezzanine**
- **Main bedroom with ensuite bathroom**
- **Garage located about 200 yards away from the house**
- **Swimming pool**
- **Large garden**
- **Set back from the road in the centre of town**



Dining room

The dining room enjoys lovely views of Kestor and the surrounding moors through a large double glazed window, there is plenty of space for a large table and the floor is carpeted. An exposed granite wall with an archway which leads through into the sitting room adjacent.

Sitting room

This large sitting room has an open granite fireplace which is set into an exposed granite wall, sliding doors lead out onto the patio which houses the swimming pool making this a bright and open space. The floor is carpeted and there is a further double glazed window looking to the front of the property.

Bedroom 2

This bright bedroom has a split level mezzanine floor which is accessed via a wooden step ladder, with plenty of space for a double bed on either floor. A sliding wooden door accesses the shower room and a large south facing double glazed window and further Velux window make this a lovely sunny room.

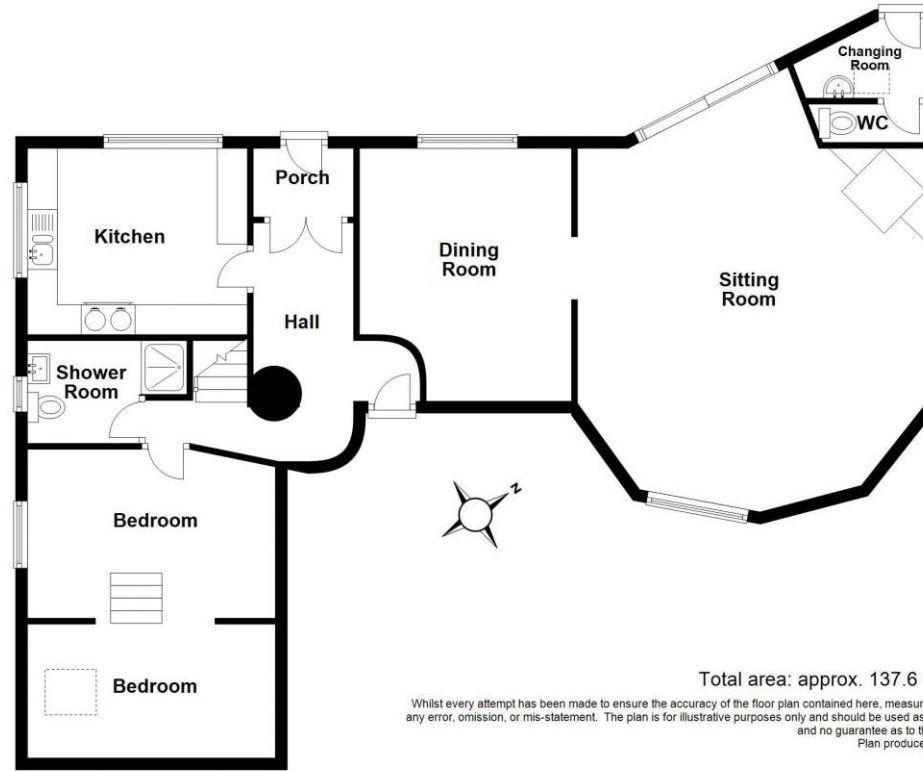
Bedroom 1

This large top floor bedroom has excellent views of Dartmoor due to the double glazed oriel windows which allow more of the view to be seen. This room has plenty of space for a double bed and a dressing area by the built in wooden wardrobes and further storage in the airing cupboard which houses the Ideal combi boiler. The ensuite bathroom can be accessed from the far end of the room.

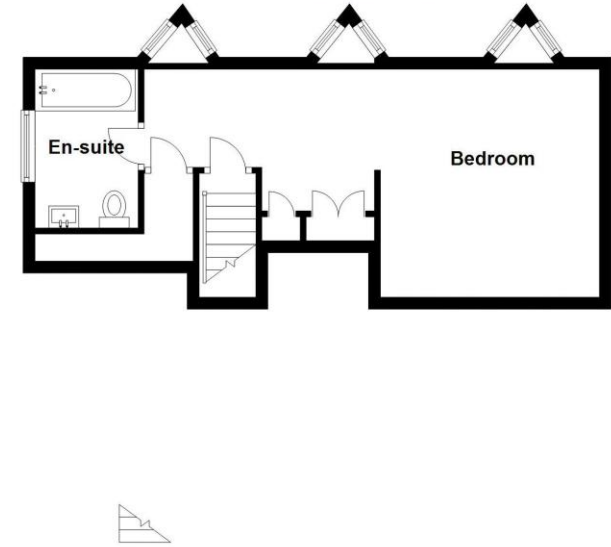
Ensuite bathroom

The floor is tile effect vinyl with partially ceramic tiled walls, there is an obscured glass double glazed window, a low level w.c and a pedestal hand wash basin. The bath has a panelled wooden splash back and base board.

Ground Floor
Approx. 103.8 sq. metres (1117.2 sq. feet)



First Floor
Approx. 33.8 sq. metres (363.7 sq. feet)



Total area: approx. 137.6 sq. metres (1480.8 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 PlanUp.

Exterior

Swimming pool

A large paved patio sits at the rear of the property with a newly lined swimming pool, there is a shed with the pool pump and treatment plant housed in. Behind the shed is an exterior loo with a tiled floor and a separate area with a pedestal sink.

Garden

The Old Stables enjoys a large peaceful garden with excellent views of Dartmoor, steps lead down from the patio area to a grassed area with a hedge boarder and a fence dividing the garden from the neighbouring property.

Front patio

The front of the house has a paved patio area with a raised granite flowerbed and wall surrounding the patio, a gravelled path leads to a further paved patio area which could be useful for garden storage. Note the granite path is also used by neighbouring properties.

Garage

The Old Stables also has access to a single garage with an up and over door which is located across the road from the property in Stones Yard.



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-100	A			92-100	A		
81-91	B			81-91	B		
69-80	C			69-80	C		79
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F	45		21-38	F	37	
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		By Dec 2023	By Dec 2023	England, Scotland & Wales		By Dec 2023	By Dec 2023
Address: Old Stables, Chagford				Address: Old Stables, Chagford			