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properties



## Heron Cottage

Widecombe-In-The-Moor, Devon TQ13 7PN

**£595,000** Freehold



### The Property

Heron Cottage is a charming character home which is not listed. It is built of granite and semi detached and has a handsome veranda for year-round outdoor use. There is a large living room with all exposed lime washed granite walls and a large fireplace with an Esse wood burning stove, oven and hot plate. The kitchen/breakfast room has a Heritage oil fired range for heating and cooking and ample space for a breakfast table. Upstairs there is a main bedroom with an ensuite shower, a second double bedroom and a family bathroom. At the bottom of the gently sloping garden is a timber built studio/guest accommodation which has a sink, heating and an ensuite shower room, a patio and a view to the River Webburn. Behind the cottage is a semi detached granite barn with a ground floor store where the water plant is sited and an upstairs office. There are 2/3 parking spaces. Fowlers very strongly recommend viewing this charming home.



### Situation

Jordan is a small Dartmoor settlement on the Two Moors Way which is a footpath between Plymouth on the south coast and Barnstaple on the north Devon coast. Jordan is surrounded by beautiful Dartmoor countryside and the garden of Heron Cottage ends at the bank of the River Webburn. Presently the house has a good broadband connection with 30 Mbps inside the house. The nearby village of Widecombe-In-the-Moor offers a visitor centre, two pubs, a beautiful Parish church, a village green and cafes as well as superb access to the open moor and Dartmoor countryside. The nearby Stannary town of Ashburton is only about 6 miles away as is the A38 dual carriageway.

### Services

Mains electricity. Heron Cottage has a private water supply with its own water filtration plant.

The waste processing plant which is discreetly sited in the garden is shared between the two semi detached cottages.



### Council tax

Band E

### Directions

Arrive at Widecombe, keep the church on your left hand side and drive out of the village towards Ponsworthy. You will pass three cream coloured modern houses on your righthand side. A little way along there is a right turn to Postbridge take this and almost immediately there is a left turn marked with an old fashioned cream wooden signpost indicating Jordan and Shallowford. Take this and proceed to a crossroads with an old white cross. Turn left and drive down the hill. You will pass Drywell Farm on your right, at the bottom of the hill is Jordan. Heron Cottage is opposite the large thatched house Jordan Manor.

- A charming setting in a quiet Dartmoor hamlet on the Two Moors Way
- Semi detached character cottage, studio/guest accommodation and barn with office
- Kitchen/breakfast room with Heritage range
- Bright, spacious living room with Esse stove
- Large veranda with countryside views
- Ensuite main bedroom and second double bedroom
- Family bathroom
- Garden studio/guest accommodation with ensuite shower room
- Storage barn with first floor office
- Garden running down to the River Webburn

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

## Entrance

A gated access from the lane leads into the garden of Heron Cottage and a path leads to the front of the cottage which is beneath the verandah. There is a door into the living room and a stable door into the kitchen/breakfast room lobby.

## Kitchen/breakfast room

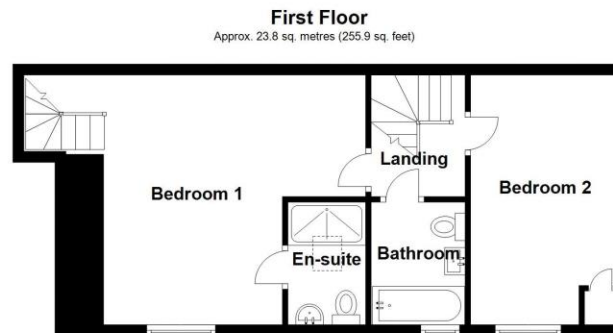
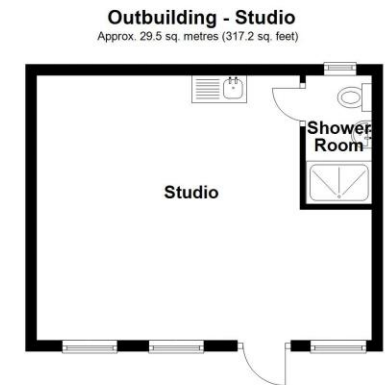
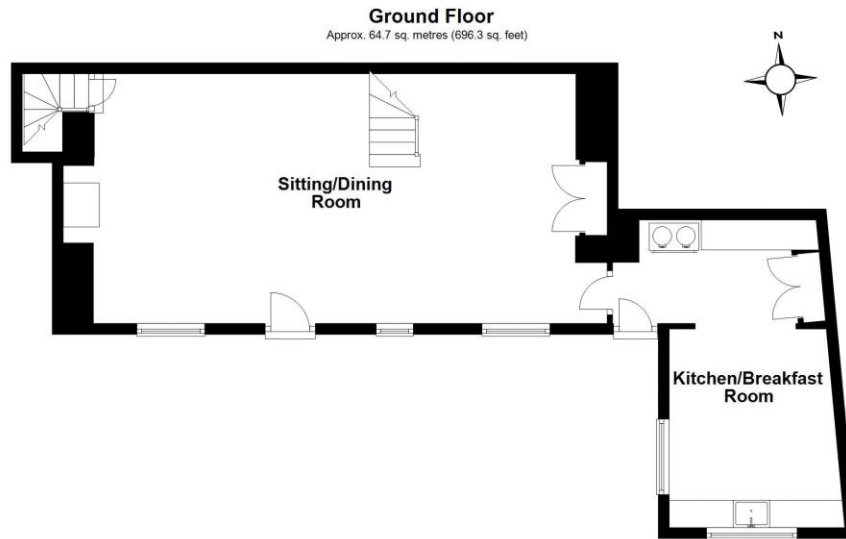
The stable door leads into a lobby area with space for coats and wellies and a double panel radiator that opens into the main kitchen/breakfast room which has a dark blue Heritage range for cooking, hot water and central heating. The kitchen units comprise base cabinets with drawers and shelving and a tall floor to ceiling dual cupboard, hardwood work surfaces with a Belfast sink and chromed mixer taps and space beneath the worktops for a washing machine and dishwasher. The floor is laid with limestone tiling, the ceiling is partly open into the eaves and has fitted LED spotlights and there are two upvc double glazed windows looking out to the verandah and garden. A latched door leads into the living room

## Living room

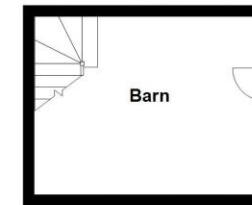
This is a charming room with immense character and good natural light with two large upvc double glazed windows looking out to the verandah and garden, plus the part glazed door in the near centre of the front wall. The ceiling is a host of painted exposed timbers and all the walls are naked granite with a clear lime wash and there are two solid granite staircases to the first floor with blacksmith made ironwork decorative handrails. At the eastern end of the room is a recessed decommissioned fireplace whilst at the western end there is a further fireplace with a recessed and raised hearth, an Esse stove and with a hot plate and a lined flue. The floor is laid with chestnut floorboards and the room has plenty of power points, three double panel radiators and a TV point.

## First floor landing

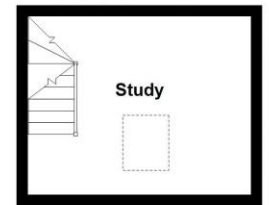
The main granite staircase rises from the living room and has blacksmith forged decorative handrails and a white balustrade at landing level to protect the stairwell. Latched doors lead to all rooms and there are some sections of exposed granite wall. An uplighter is wall mounted and there is an access hatch to the insulated loft void.



**Outbuilding - Barn Ground Floor**  
Approx. 13.2 sq. metres (142.1 sq. feet)



**Outbuilding - Barn First Floor**  
Approx. 13.2 sq. metres (142.1 sq. feet)



Total area: approx. 144.3 sq. metres (1553.7 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.

## Bedroom 2

This double bedroom looks out to the garden and countryside through a upvc double glazed window set into exposed granite window returns with an oak sill. There are some exposed feature structural timbers, a double panel radiator and a fitted hot water cupboard with a highly insulated Ideal hot water cylinder and immersion heater with some shelving above.

## Bathroom

The bathroom has been recently refitted with a limestone tiled floor with electric underfloor heating and painted wainscoting to waist height on all walls including the bath splashbacks. The bathroom is fitted with a white suite comprising a pressed steel bath with a shower/mixer tap, a low level w.c. and a porcelain basin set on a painted timber frame. A ceiling light is fitted and there is an electric heated towel rail.



### **Bedroom 1**

A charming room with its own granite staircase from the living room below. It has a view over the garden to the Dartmoor countryside through the upvc double glazed window set into granite window returns with an oak sill. There is a white balustrade protecting the stairwell and the granite staircase has blacksmith forged handrails. A double panel radiator is fitted and there is a latched door to the ensuite shower room.

### **Ensuite shower room**

This has been fitted recently with an oversize shower with a glazed shower screen, a Mira electric shower and an extractor/light above. Above the shower is a shaft with a heritage skylight for natural lighting. A low level w.c. is fitted, a pedestal wash hand basin with a shaver/light, an LED downlighter and the floor is laid with limestone tiles with electric underfloor heating.

### ***Exterior***

#### **Veranda**

This superb veranda is an excellent additional living area being mounted on granite with oak uprights and with a triple glazed roof of UV resistant glass. It provides shelter from the weather and being south facing is a pleasant spot to sit out even in the cooler seasons. The base of the veranda is concrete to provide a level surface and there is a granite apron beyond it with a picket fence and gate that leads out to the main garden which acts to restrain any eager dogs. Sited under the protection of the veranda is the electric box housing the power that supplies the studio/guest accommodation and also the electric meter box.



#### **The garden**

The 0.21 acre garden slopes gently down to the banks of the River Webburn and it is divided into an upper and lower section with a picket fence separating the two to aid pet control and give some privacy to the studio/guest accommodation which sits in the lower section. The upper garden is laid mainly to grass with some raised planters for vegetables and salad leaves. The waste processing plant is located in this section and it is flush to the ground with a large reinforced cap. There is a single structure that comprises two lockable sheds each measuring about 4'7 x 4'6/1.39m x 1.37m and which have power and light. The lower section of the garden runs to the River Webburn which has a deep-ish riverbed which could be used for a refreshing dip if need be. Within this lower section is a small enclosed area with a patio outside the studio/guest accommodation and there is also a wooden shed measuring 9'9 x 5'8/2.97m x 1.72m.

### Studio/guest accommodation

Presently this building is being used by the owners as a pottery studio but it has been guest accommodation in the past and it has an ensuite shower room. It is a timber built structure with double glazed windows and doors to the front looking to the river. It has ample power points and lighting with an oak laminate floor and a latched door to the ensuite shower room. There is water into the main room should a sink be required. The ensuite shower room has two walls tiled and a third in the shower cubicle which has a glazed sliding shower screen and a wall mounted electric shower unit. A pedestal wash hand basin is fitted and a low level w.c. with a Saniflo macerator. Hot water is provided by an Ariston hot water tank and heater and there is a wall light above the basin and an obscure glazed double glazed timber window.

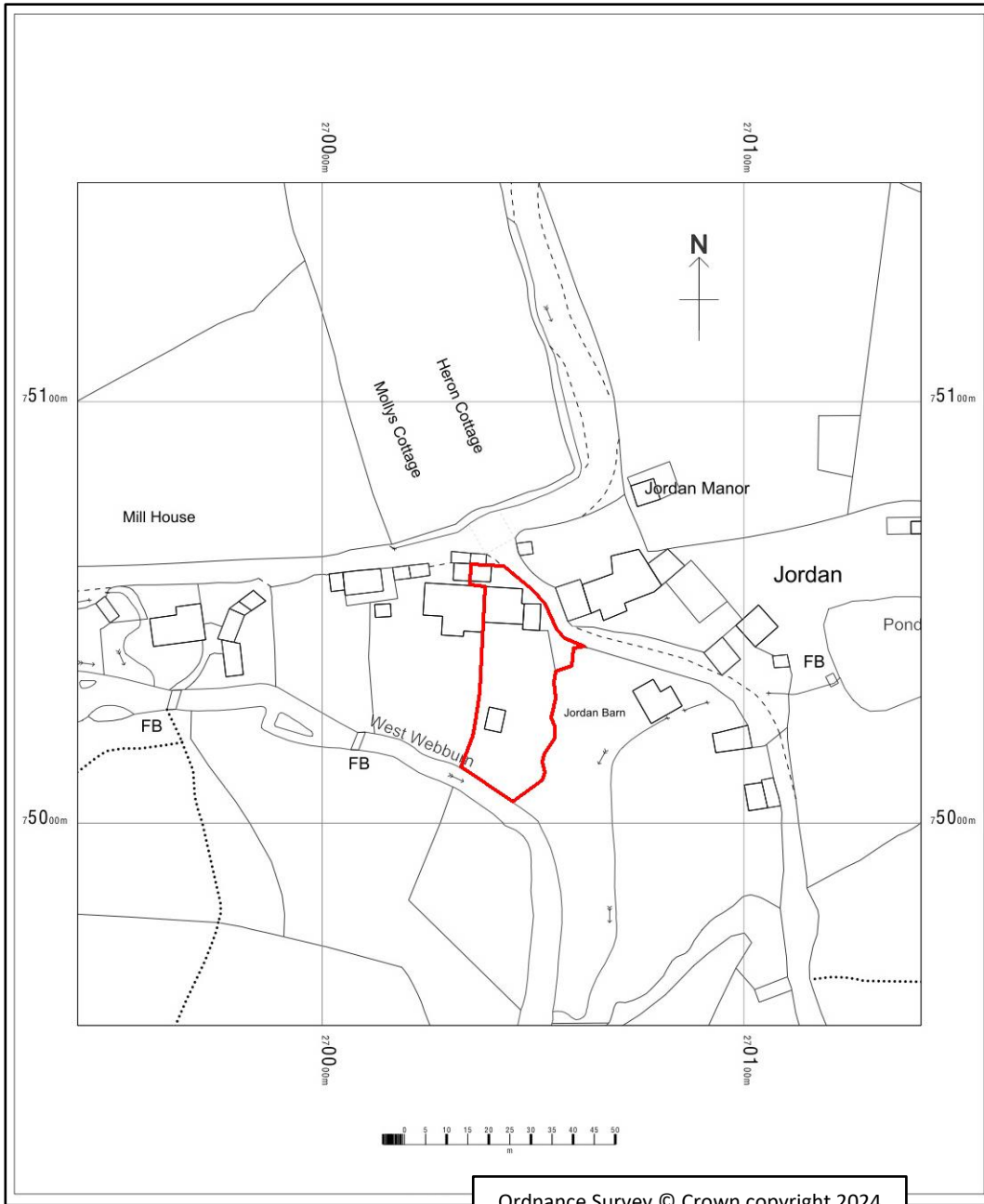
### The barn

To the rear of Heron Cottage is a granite barn and half of it is owned by the cottage with a solid dividing wall between the two halves. An oak door leads into the lower part of the barn which measures 13'8 x 10'11/4.16m x 3.32m and has a concrete floor and lighting. Sited within is the drinking water tank and water filtration plant. A pine staircase leads up to the office on the first floor. The office measures 13'7 x 10'9/4.14m x 3.27m and is fitted with a Velux double glazed skylight and blind, power and light, a telephone point and a built in desk and drawers and cupboards.

### Parking and bin storage

Adjacent to the pedestrian entrance gate to Heron Cottage is a walled double parking bay 17'3 x 16'5/5.25m x 5m. Just outside the front of the barn is a further parking bay for a modest size vehicle. Between the cottage and the barn is a bin storage area which also is the site of the double bunded oil tank for Heron Cottage.







#### **VIEWING BY APPOINTMENT ONLY**

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