



Rock Cottage

11 New Street | Chagford | Devon TQ13 8BB

**STUART
OLIVER**
RESIDENTIAL

Property Location

TQ13 8BB

A fabulous two/three bedroom home full of character located in the heart of Chagford and its charming square. The property has an adjoining one bedroom annexe which can be directly accessed from the main house or its own separate entrance and offers the third bedroom with an ensuite and a reception room with a kitchenette.

- Immaculate home within central Chagford
- A moment from the attractive square
- Two/three bedrooms
- Interconnecting annexe
- Fabulous kitchen/diner
- Cosy reception room
- Three double bedrooms (inc annexe)
- Master bedroom with dressing area and shower
- Stylish main bathroom
- Loft area with heating and Velux windows
- Two outside seating areas

Situation

Chagford Square is located a short level walk away and offers a great variety of independent traders, shops, pubs and a café. The town also offers a variety of sporting activities including a tennis club, football, cricket pitch as well as an open-air swimming pool available during the summer months. Chagford is set within the Dartmoor Park and offer fabulous walks on the moors and more locally the riverside walks and the commons set below Meldon Hill. Exeter is approximately 20 miles away and the A30 dual carriageway is only 5 miles giving access to the M5 motorway network.





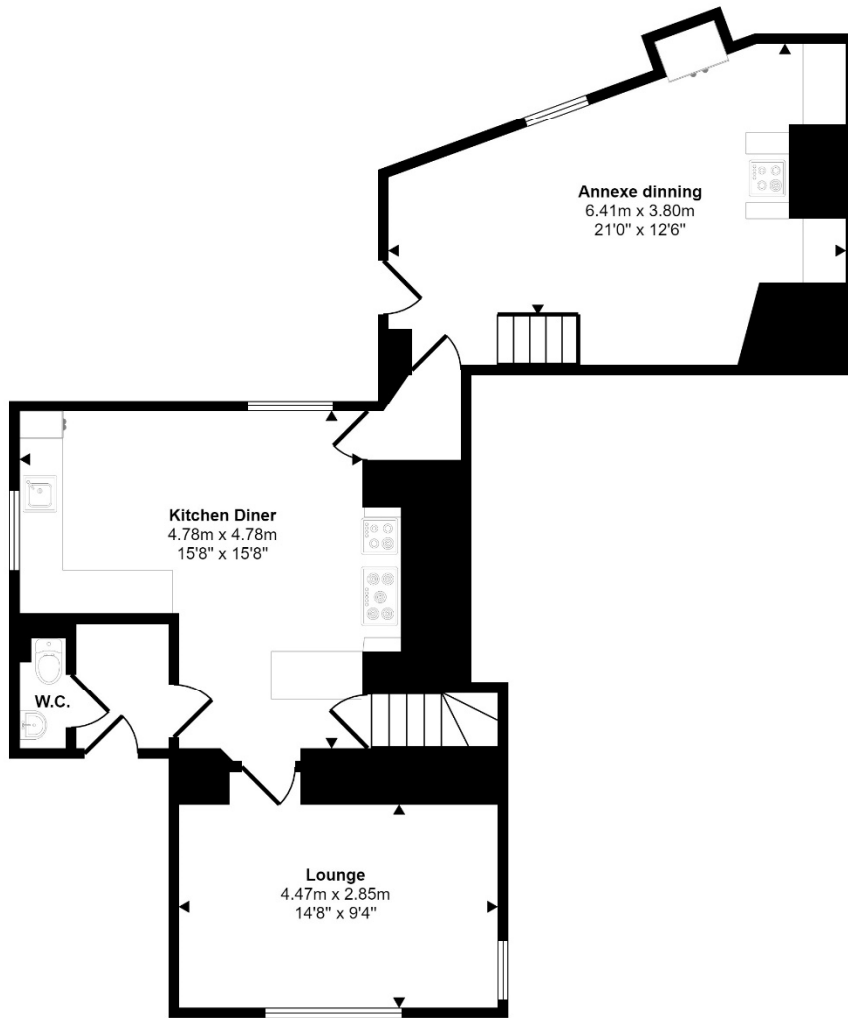
Upon arrival you are greeted by a gated entrance into a delightful courtyard seating area leading to the front door. Once inside you enter the entrance hall with a door to the downstairs cloakroom and a further door to the kitchen/dining room. The country style kitchen/dining room is a super size for entertaining with a double aspect to the front and side incorporating an attractive window seat. The kitchen is well fitted with an ample range of base and eye level units with a good amount of polished granite work tops and a peninsular unit. There is a fabulous gas range four oven Aga with an independant Aga gas module to the side with a four ring gas hob and two ovens, all set within a large granite fireplace. The kitchen has a Belfast sink and a built in dishwasher, washing machine and fridge/freezer. From the kitchen/dining room there is access to the annexe, stairs to the first floor and a door to the main reception room. The main reception room is a lovely bright room with a dual aspect double glazed windows and wooden shutters allowing plenty of light and sunshine in. This is a lovely room to relax in with a recessed fireplace and an attractive wood burner within, for those cold winter evenings. From the kitchen stairs rise to the first floor to a spacious light landing with doors to both bedrooms, the family bathroom and steps up to the loft area. The main bedroom is a super size with built in wardrobes and a large storage cupboard. This bedroom has a dressing area with a shower cubicle and a wash hand basin, this room has a dual aspect allowing plenty of natural light. The second bedroom is another double room with a whole wall of built in wardrobes. The main bathroom is modern and stylish with a deep steel slipper bath with wall mounted mixer taps and a shower attachment. There is a wash hand basin with vanity storage below and fitted illuminated mirror over, there is also a wc, a heated towel rail and a double glazed window with wooden shutters. From the landing there are timber steps up to the loft area with is a multi purpose room with two Velux windows, a radiator and access to the insulated roof void. The annexe can be accessed via the kitchen or has its own private separate entrance with its own outside seating area. The annexe has a large open plan ground floor with space for seating/dining and cooking with its kitchenette at the far end. Stairs rise from this room up the the double bedroom with an ensuite shower room and has attractive vaulted ceilings and exposed beams. The ensuite shower room is a good size with a corner shower cubicle with monsoon shower, there is a wash hand basin with a mirror over with vanity lighting and a wc. There is also a vanity cupboard and a heated towel rail. To the rear of the property and accesed down the side cobbled lane is an attached large store room 19`10 x9`10 with high ceilings and a mezzanine storage area which offers a fantastic storage space or perhaps further accomdodation subject to the usual planning permissions and building regulations. There is also a separate garage in a nearby block wihich is available by separate negotiation.





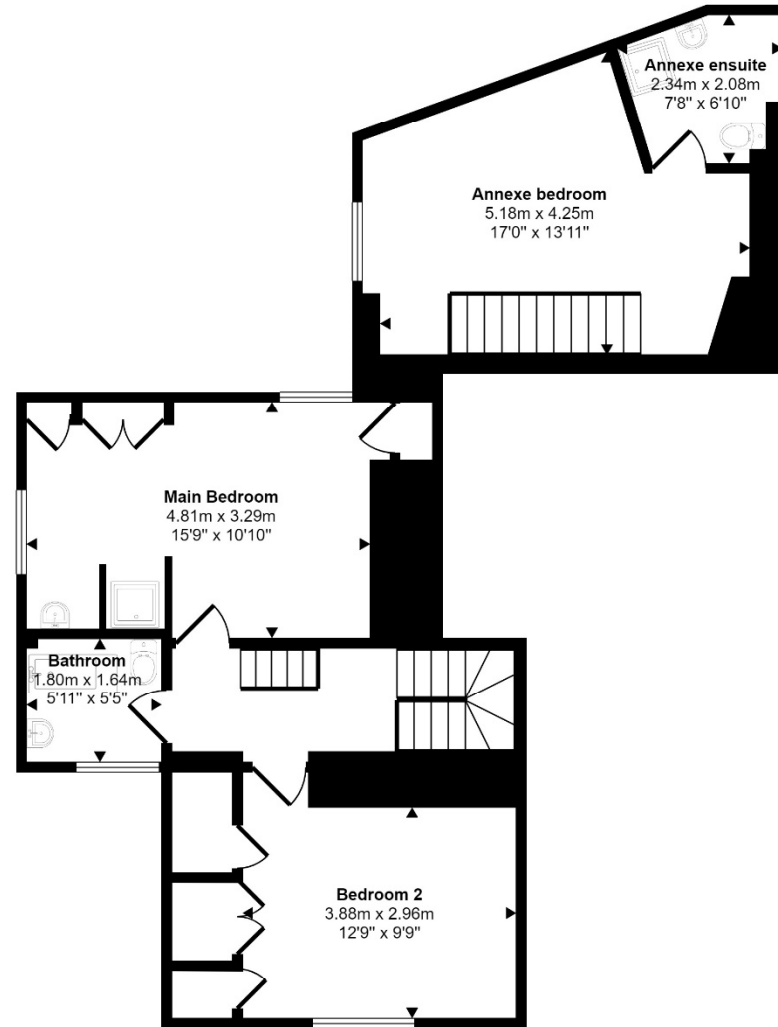


Approx Gross Internal Area
158 sq m / 1699 sq ft

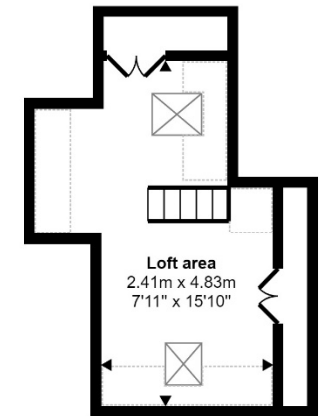


Ground Floor
Approx 71 sq m / 764 sq ft

Denotes head height below 1.5m



First Floor
Approx 72 sq m / 776 sq ft



Second Floor
Approx 15 sq m / 158 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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