



A delightful rural detached bungalow with two/three bedrooms, master ensuite, a workshop, tiki bar, a garage, solar panels and surrounding gardens, on the outskirts of the popular Dartmoor market town of Chagford.

Trelanvean | Easton Cross | Chagford | TQ13 8DQ

**complete.**

thoroughly good property agents



PROPERTY TYPE

Detached Bungalow



SIZE

984 sq ft



LOCATION

Easton Cross, Chagford



AGE

1950s, 1960s and 1970s



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

2



Electric



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Large Garden



78 C



COUNCIL TAX BAND

D



### in a nutshell...

- Spacious Kitchen
- Beautiful Sitting Room with wood burning stove
- Sep Dining Room or 3rd Bedroom
- Two Further Double Bedrooms
- Ensuite Shower Room
- Superb Family Bathroom
- Garage & Ample Parking
- Large Garden with Storage
- Undercover Entertaining Area





## the details...

Inside this lovely home is well presented with light and neutral decor throughout, and feels warm with electric heating, double glazing and a wood-burning stove. The property also benefits from solar thermal panels on the roof that generates electricity, massively reducing the running costs.

The accommodation comprises of a heated entrance porch/conservatory, which leads into the hallway with parquet flooring that continues throughout the property. The fabulous kitchen with its beautiful solid-granite worktops and a range of fitted units providing ample cupboard space and benefits from an LPG range cooker and an integrated dishwasher. There is also a separate utility room with plumbing for a washing machine and tumble drier and a door leading out to the rear garden. The superb living room is filled with light from a window and bi-fold doors that extend the inside space out onto the terrace, and a woodburning stove makes a lovely, cosy feature and focal point for the room.

There are two double bedrooms, one with wide sliding patio doors to the garden, and the other with a modern ensuite shower room. The beautifully fitted family bathroom comprises a contemporary suite featuring an elegant standalone bath and separate rain shower. The remaining room is currently used as a dining room, perfect for a dinner party or family celebration, and makes an excellent additional third bedroom if required.

Outside, there are surrounding gardens of approximately a third of an acre, mostly lawn with quirky features throughout and several seating areas from where to enjoy the summer sunshine and fabulous countryside views, being fully enclosed it is pet and children friendly. At the rear of the property is a terrace of hardstanding, perfect for alfresco dining, a pond and water feature, a workshop, a greenhouse and a Tiki Bar with its own wood burner making a wonderful, cosy social space for entertaining friends and family. There are a couple of sheds, a carport beside the double-gated entrance, with a single garage beside the driveway and ample parking for up to six cars.

Tenure: Freehold  
Council Tax Band: D

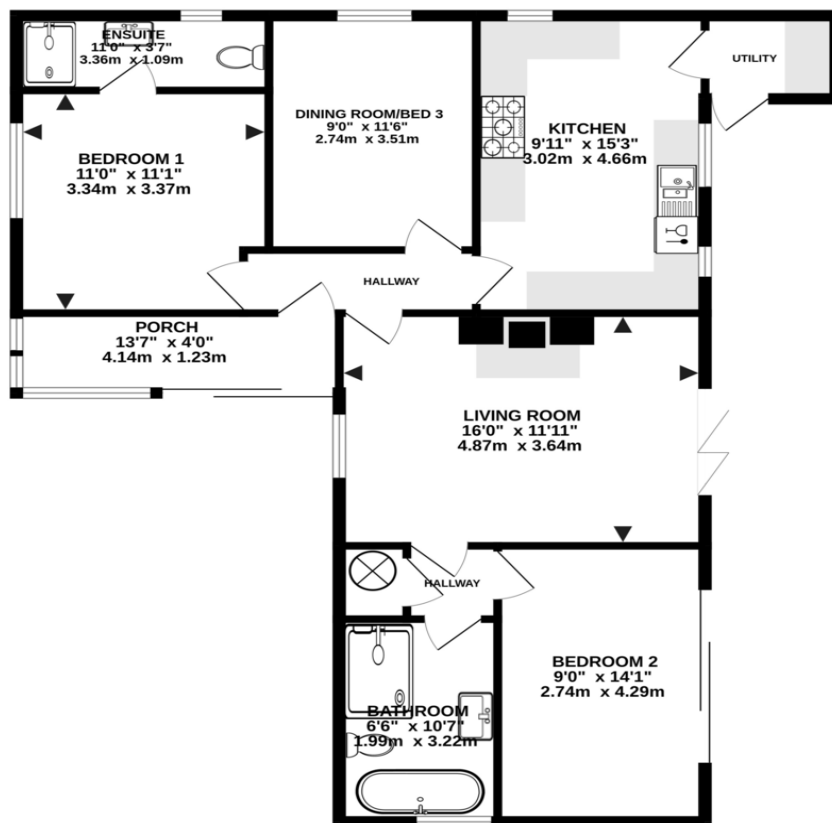


## what the owner loves most...

I just love my garden and being so close to such lovely walks



## the floorplan...



TOTAL FLOOR AREA : 984 sq.ft. (91.4 sq.m.) approx.

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bear in mind...

The property is in a beautiful rural area, but a car would be required to gain access to Chagford and local facilities



## the location...

Chagford is a market town and civil parish on the north-east edge of Dartmoor, in Devon, England, and voted one of The Times best places to live in 2021. It is close to the River Teign and the A382, 4 miles west of Moretonhampstead.

## Shopping

Town Centre: Chagford 1.5 miles

Supermarkets: Waitrose, Co-Op & Lidl (Okehampton) 11.5 miles  
Exeter: 21.5 miles

## Relaxing

Beach, Teignmouth 23.5 miles

Jubilee Park, Chagford 1.5 miles

Tennis Courts & Bowling Green, Chagford 1.6 miles

## Travel

Bus Stop: (The Square, Chagford) 1.5 miles

Train Station: Okehampton 12.5 miles

Exeter Train Station: 21.6 miles

Airport: Exeter 28.5 miles

## Schools

Chagford Church of England Primary School: 1.8 miles

Okehampton College: 12.5 miles

Stover: 14.9 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ13 8DQ**

## how to get there...

From the A38 take the Drumbridges exit and follow the signs to Lustleigh and Moretonhampstead. Keep on this road and continue through Moretonhampstead to Chagford. At Easton Cross turn left off the A382 onto the A3206 sign posted Chagford and the property can be found on a private drive a little further on the left hand side.





Need a more complete picture? Get in touch with your local branch...

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