



fowlers
estate agent

2, ST OLAVES
MURCHINGTON, NEAR CHAGFORD,
DARTMOOR NATIONAL PARK

JACKSON-STOPS 

2, ST OLAVES

MURCHINGTON, NEAR CHAGFORD, DARTMOOR NATIONAL PARK

A LISTED, TERRACED COTTAGE OF GREAT CHARM,
WITHIN A DELIGHTFUL, SMALL HAMLET NEAR TO
CHAGFORD



DISTANCES (approximate)

CHAGFORD 1 MILE

A30 4 MILES

EXETER 20 MILES

SUMMARY

- Entrance hall
- Inner hall
- Garden room
- Sitting/dining room
- Kitchen
- 4 bedrooms
- Bathroom
- Large, well stocked gardens
- Garage
- Parking



LOCATION

Murchington is a delightful small hamlet consisting of an attractive collection of mostly period houses and cottages, in a peaceful, rural setting, about a mile to the north of the popular Dartmoor town of Chagford, on the eastern side of the National Park. Chagford possesses a vibrant local community and excellent range of amenities, including day to day and specialist shops, excellent pubs and cafes, primary school, pre school and Montessori, church and excellent sport facilities with football and cricket pitches, pavilion, tennis club, bowling club, childrens' playground and an open air swimming pool. The area is easily accessible and yet, at the same time, close to the spectacular scenery of Dartmoor and the open moor itself, which is renowned for its heather clad moorland, granite tors and wooded valleys, bisected by rushing streams and rivers and there are many opportunities locally for walking, riding and fishing.

COMMUNICATIONS

There is easy access, via Whiddon Down, onto the A30 dual carriageway, leading west, past Okehampton, to Cornwall and east, to the university and cathedral city of Exeter, where there is access onto the M5 motorway, railway station with mainline connections to London (Paddington and Waterloo) and an international airport.

THE PROPERTY

- Attractive, part thatched, terraced cottage of considerable character and charm
- Listed as being of Architectural or Historical interest Grade II and stated as having 17th century origins
- Many attractive period features, including granite fireplace, exposed beams, Victorian patterned tiled floor and leaded light windows
- Large and private, beautifully stocked and maintained gardens, including separate vegetable/fruit garden
- Garage and parking

- Part of an attractive cluster of period houses and cottages, within the small hamlet of Murchington
- Within easy reach of the popular Dartmoor town of Chagford

A paved path leads through the gardens to French doors opening into the **garden room**, with part glazed roof, tiled floor and door into the **entrance hall**, which has an attractive Victorian patterned tiled floor, understairs cupboard with oil fired boiler, built in cloaks cupboard and granite steps leading up into the **inner hall**, also with tiled floor, built in cupboard and door leading into the **sitting/dining room**. This is a delightful open plan room, with exposed boarded floor, exposed granite chimney breast with fireplace incorporating woodburner and wooden beam, panelling to dado height, timber mullioned windows, exposed ceiling beams and Gothic style leaded light window to the garden room.

Also from the inner hall a door leads into the **kitchen**, with tiled floor, fitted wooden base and wall cupboards with worktops, deep sink and drainer, range cooker, plumbing for dishwasher, shuttered window and serving hatch through to the sitting/dining room.

From the inner hall the staircase rises to the **landing**, with linen cupboard, built in wardrobe cupboard and door to **bedroom 1**, which is a large room with timber mullioned windows and window seats overlooking the gardens, wash basin, walk in wardrobe cupboard and exposed boarded floor.

Doors from the landing also open to a separate **WC** and **bathroom**, **bedroom 2**, with a door through to bedroom 1, **bedroom 3**, with timber mullioned, leaded light window overlooking the garden and fitted wardrobe cupboards and **bedroom 4**, also with timber mullioned and leaded light window.

The large, beautifully stocked and maintained gardens are a particular feature of 2, St Olaves.

Outside the garden room is a paved terrace area with pergola supporting a fine wisteria and steps rise to a further gravel terrace area. Paved paths lead between borders stocked with a profusion of colourful specimen plants, shrubs and trees, to a broader, lawned area enclosed by clipped yew hedging and fringed by further plant borders and ornamental shrubs and trees.

Double entrance gates open from the gardens to the shared entrance driveway, on the opposite side of which are gravel parking spaces and a detached **garage/store and workshop**. Beside the garage is a greenhouse and beyond is an enclosed vegetable/fruit garden including raised beds and a log store.

N.B. A nearby field of just under 3 acres with 2 loose boxes may also be available by separate negotiation.



SERVICES

Mains electricity, private water (shared with one other property), private drainage (shared with four other properties).

LOCAL AUTHORITIES

Dartmoor National Park Authority, Parke, Haytor Road, Bovey Tracey, Devon TQ13 9JQ. Tel. 01626 832 093.
Devon County Council, County Hall, Topsham Road, Exeter, Devon EX2 4QD. Tel. 0845 155 1015.

FIXTURES AND FITTINGS

Curtains, blinds, carpets, light fittings and range cooker are included in the sale. All others are specifically excluded, but may be available by separate negotiation.

VIEWING

Strictly by arrangement with the vendors joint sole agents Jackson-Stops or Phillip Fowler, Chagford. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.



For sale by private treaty with vacant possession upon completion.

DIRECTIONS

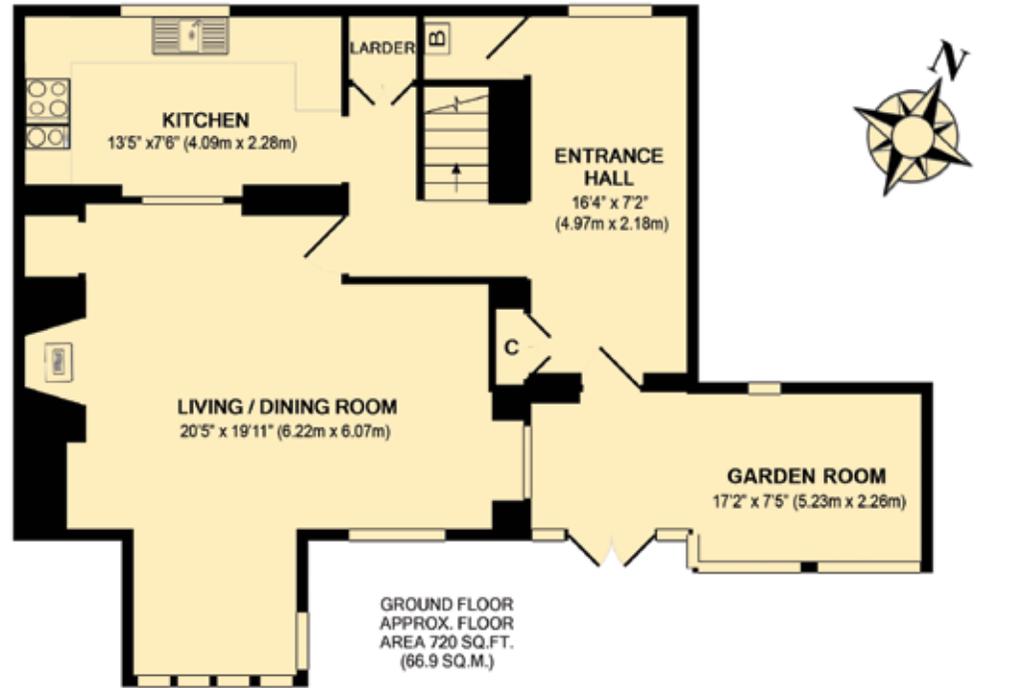
From Exeter and the M5 motorway, follow the A30 dual carriageway towards Okehampton. Turn off towards Moretonhampstead at Whiddon Down. Proceed through the village and at the roundabout turn left, towards Moretonhampstead. After 0.1 miles, turn right at Ash Cross, signed to Throwleigh and Gidleigh. Proceed for 0.2 miles and turn left signed to Well and Torhill. Follow this road for 1.9 miles and then turn right, signed to Murchington and Gidleigh. After 0.2 miles, at Waydown Cross, turn left signed to Murchington. Proceed for 0.6 miles down in to the hamlet, passing the chapel on the right and, once in Murchington, turn left by the red post box into a track. Pass the house on the left and then the stone barn and turn left into the shared driveway. Continue for about 50 meters and park in front of the garage on the left hand side. The double entrance gates into the garden of 2, St Olaves are opposite.





IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



TOTAL APPROX. FLOOR AREA 1516 SQ.FT. (140.9 SQ.M.)

NB. This Floor Plan is for illustrative purposes only. All dimensions are approximate.

1ST FLOOR
APPROX. FLOOR AREA 797 SQ.FT. (74.0 SQ.M.)





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