

Philip D Fowler • 40 The Square • Chagford • Devon TQ13 8AB

Frog Cottage, 16 Lower Street, Chagford TQ13 8AZ

Price : £230,000 Freehold

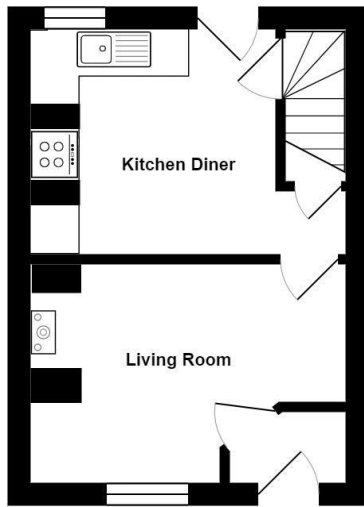


- Grade II listed granite cottage • A mid terrace home • Entrance lobby •
- Sitting room with a granite fireplace and woodburner • Kitchen/breakfast room •
- Two bedrooms • Cloakroom • Bathroom • Courtyard garden • Ideal starter home or second home •



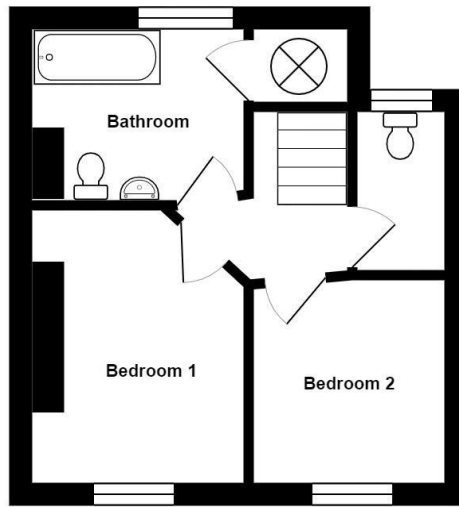
16 Lower Street, Chagford TQ13

All measurements are approximate and for display purposes only



Ground Floor

Area: 22.6 m² ... 243 ft²



First Floor

Area: 28.3 m² ... 304 ft²

Total Area: 50.8 m² ... 547 ft²

Viewing by appointment only

The particulars are produced in good faith and are set out as a general guide only. The agents cannot accept liability for any inaccuracy or misdescription, and these particulars do not constitute any part of a contract and the purchasers should satisfy themselves as to each and every particular. No person in the employment of Fowlers Properties Ltd has the authority to make or give any representation or warranty whatever in relation to any property.

The Property

Frog Cottage on Lower Street is on the market for the first time in 45 years having been a much loved second home. It is a charming Grade II listed terraced granite property with a small courtyard garden at the rear. The accommodation comprises an entrance lobby, sitting room with a granite fireplace and woodburner and a kitchen/breakfast room on the ground floor, whilst upstairs there is a cloakroom, bathroom and two bedrooms. This sweet cottage would make an ideal starter home, second home or holiday rental. Fowlers will be pleased to show you this character home.

Situation

Frog Cottage is just 200 paces from the bustling town square in the ancient Stannary town of Chagford. The town has a wide variety of day to day and specialist shops, four pubs, cafes and restaurant. There is a Parish church, Roman Catholic church and chapel, a primary school, pre school and Montessori school. The town is surrounded by countryside, riverside and moorland walks and there are good sports facilities with a football and cricket pitch, a sports pavilion, bowling club, tennis club, a skate park, children's play park and an open air swimming pool in the summertime. The A30 dual carriageway is about 5 miles away and Exeter is approximately 20 miles.

Accommodation

Entrance

The panelled front door is framed by a wooden portico with a canopy and moulded scroll work.

Vestibule 4' 10" x 4' 1" (1.47m x 1.24m)

This useful area protects the sitting room from breezes and offers a convenient spot for wet coats and boots. It has a painted matchboard internal wall and a panelled inner door. The floor is tiled with Fired Earth clay tiles and there is a pendant light point.

Sitting room 12' 11" x 8' 11" plus window seat (3.93m x 2.72m)



A sash window looks out to the street and has a window seat beneath. There is a granite fireplace with a wood framed brick hearth and a fitted wood burning stove with an oak lintel above. Two walls are panelled in pine to waist height, there are two wall light points, a pendant light point, a BT telephone point and a TV point. A pine panelled door leads to the kitchen/breakfast room.

Kitchen/breakfast room 12' x 9' 3" (3.65m x 2.82m)



The kitchen has a Fired Earth clay tiled floor and a fitted cabinet and worktop incorporating a single drainer sink with a mixer tap which is set below a tiled cill and a multi paned window which looks out to the courtyard garden. A stable door is adjacent. A tiled recess in the former fireplace is home for a cooker and an electric cooker point is fitted. A painted dresser is fitted, a cupboard besides the old fireplace and there is space for a modest dining table beneath one of the two pendant light points.

First floor landing

Set in the stairwell is the circuit breaker box and meter and on the landing is a pendant light point and panelled doors to all rooms.

Cloakroom

This room has a pine floor, a pendant light point, wall mounted hooks, a high level w.c. and a window with a tiled window cill.

Bathroom 8' 6" x 7' 2" (2.59m x 2.18m)



The bathroom is pine floored with a white panelled bath with a fitted mixer/shower tap and a tiled side shelf and tiled shower and bath splashbacks. There is a low level w.c., a pedestal wash hand basin with a shaver point above, a window looking out to the rear, a pendant light point, a radiator which runs from the woodburner and a built in hot water cupboard with an insulated cylinder and a fitted immersion heater.

Bedroom 1 12' x 8' 6" max (3.65m x 2.59m)



This larger room is a good space for a single bed or bunk beds and it has a sash window to the front, a pendant light point and a shallow, curtained recessed closet.

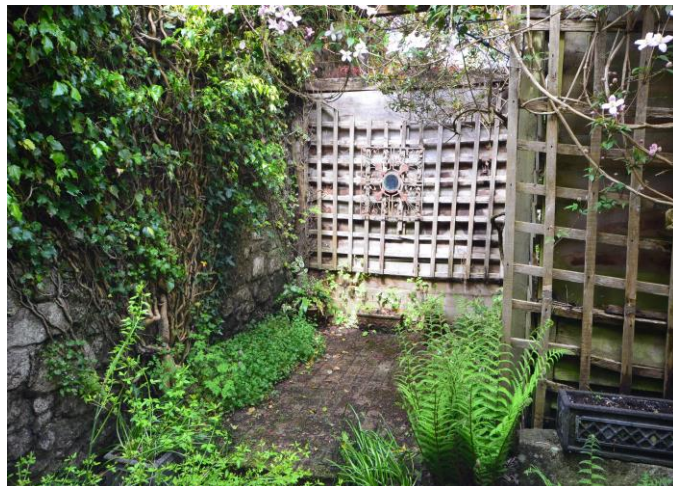
Bedroom 2 9' 4" x 7' 4" (2.84m x 2.23m)



This room is front facing with a sash window. It is large enough for a double bed and it has a pendant light point, a wall mounted spotlight fitment, a pine floor beneath the carpet and an access hatch to the roof void.

Exterior

Courtyard 13' 1" x 10' 11" (3.98m x 3.32m) narrowing to 6'8"/2.03m



This yard is fenced and has trellis with a healthy Clematis, a part paved tile and brick base and a gate to the pedestrian right of way to the road. It is large enough for a bistro set and some pots.

Services

Mains water, electricity and drainage.

Council tax band Band B

Directions

From Fowlers double doors turn right and walk down The Square passing the delicatessen and Old Forge Caffé and heading onto Southcombe Street. At the right hand bend the road becomes Lower Street and No.16, Frog Cottage, is on the left opposite the thatched cottages.