

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

Thorn Farmhouse, Thorn, Chagford TQ13 8DU

Guide Price : £650,000 Freehold



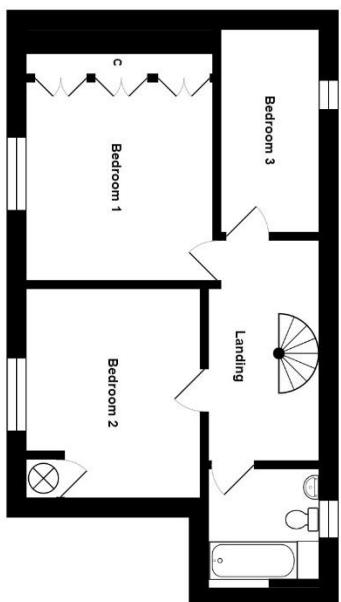
- A Grade II listed former farmhouse • Thought to date from the early 1500s AD •
- Granite cross passage entrance hall leading to utility room •
- Large farmhouse kitchen with Rayburn range • Square sitting room with fireplace •
- Study • Ground floor fourth bedroom and shower room • Three first floor bedrooms and bathroom •
- Charming cottage garden and vegetable garden •
- Open fronted garage, woodstore, greenhouse and summer house •



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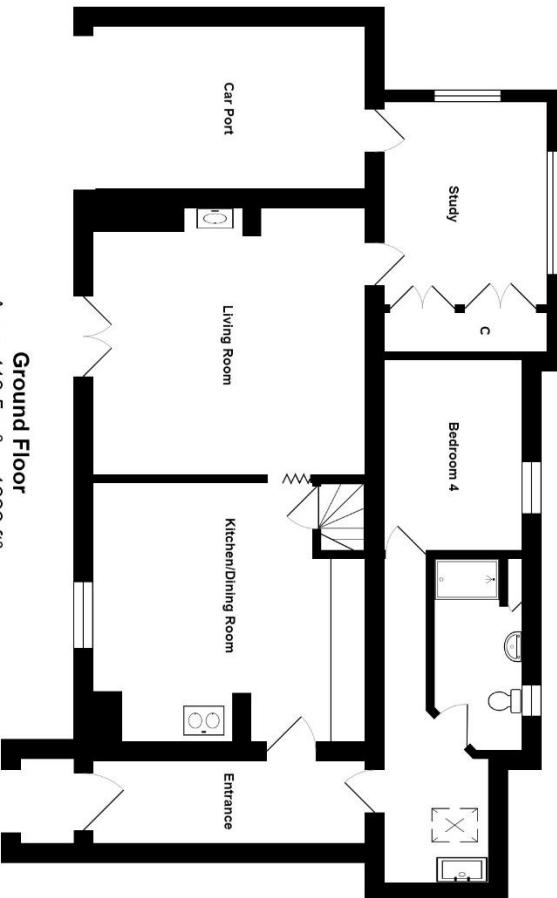
Total Area: 160.9 m² ... 1732 ft²

All measurements are approximate and for display purposes only



Ground Floor

Area: 113.5 m² ... 1222 ft²



First Floor
Area: 47.4 m² ... 510 ft²

Area: 47.4 m² ... 510 ft²

The Property

Thorn Farmhouse dates from the early 1500s and is Grade II listed. It is semi detached and built of granite beneath a thatched roof. The house retains the original cross passage which leads both to the farmhouse kitchen and to the utility room, shower room and a ground floor fourth bedroom. The farmhouse kitchen is spacious with a large granite fireplace and set into the fireplace is a Rayburn range for cooking. A plank and muntin screen separates the kitchen and sitting room which also has a fireplace with a wood burner. To the rear is a study. Upstairs there is a landing, two double bedrooms, a single bedroom and a bathroom. The cottage garden is south facing and quite charming with raised granite borders, flowering plants and shrubs, views to the surrounding countryside, a greenhouse, woodshed, vegetable garden and a small summerhouse. Attached to the side of the house is a single size open fronted garage. Thorn Farmhouse must be viewed to be properly appreciated.

Situation

The tranquil ancient settlement of Thorn is located less than two miles from the bustling town square in Chagford. It is on a lane that terminates on the moor at Kestor just two miles further on. The ancient Stannary town of Chagford has a wide variety of day to day and specialist shops, a library, cafes and pubs, surgeries for doctor, dentist and vet and a Parish church, Roman Catholic church and a chapel. There is also a primary school, pre school and a Montessori school. The area around both Thorn and Chagford is surrounded by moorland, countryside and riverside walks. The A30 dual carriageway is about 5 miles away and Exeter is approximately 20 miles.

Accommodation

Entrance porch 6' 6" x 5' (1.98m x 1.52m)

A slate roofed granite built porch with a stone seat either side, a pendant light and a broad oak door into the cross passage hall.

Cross passage hall 17' 10" x 4' 11" (5.43m x 1.5m)

The original cross passage with one solid granite wall, a granite floor and a rendered wall. At the rear is a latched door to the utility room and to the side is an oak latched door to the farmhouse kitchen. A meter panel is mounted behind the front door.

Utility room 9' 6" x 6' 10" (2.89m x 2.08m)

A most useful room with a large vitreous enamel sink with hot and cold taps and tiled splashbacks, space for a freezer and a washing machine, a ceiling light point, a vinyl floor, a latched door to the shower room and a short corridor to the fourth bedroom.

Shower room 11' 4" x 5' 4" (3.45m x 1.62m)

This room has a rear facing window, a low level w.c., a bidet, a pedestal wash hand basin and a shower cubicle which is fully tiled with a glazed sliding shower screen door and a Mira Event electric shower. An electric towel rail is wall mounted as is a Dimplex electric warm air heater. A toiletry and linen cupboard is built in with louvred doors and there are two downlighters and an extractor fan.

Bedroom 4 11' 2" x 8' 11" (3.4m x 2.72m)

A latched door leads into bedroom 4 which is a twin room with a rear facing window, a recessed display niche with a slate shelf and a downlighter and a ceiling light point.

Farmhouse kitchen 16' 3" x 15' 11" (4.95m x 4.85m)



This is a spacious kitchen with a large granite fireplace and bressemer beam, a granite hearth and a former bread oven. Set into the fireplace is an oil fired Rayburn range for ambient heat, cooking and hot water. Adjacent to the range is a preparation surface. The kitchen is fitted with a range of oak trimmed base units with extensive green melamine worktops incorporating a single drainer stainless steel sink with mixer taps which is set beneath a window looking out to the cottage garden. There is space for an electric cooker with a tiled splashback and a circulator hood and light is mounted on the beam which spans the room. Separating the kitchen from the sitting room is a handsome oak plank and muntin screen with an open doorway. A latched door leads to the spiral staircase to the first floor. A vinyl floor is fitted.

Sitting room 16' 6" x 16' 4" (5.03m x 4.97m)

A virtually square room with double doors to the garden and a large granite fireplace with an oak lintel and a granite hearth and woodburner. To one side of the fireplace is a recessed display niche with a slate base and to the other side of the fireplace are bookshelves. A beam spans the room and there is a wall light point on the plank and muntin screen. A step leads up to the doorway into the study. A TV and telephone point is fitted.

Study 9' 10" x 14' 2" including storage cupboards (2.99m x 4.31m)

A bright room with a ceiling mounted skylight and two windows. Oak topped steps rise to a door which leads into the garage. Along the whole of one wall are built in cupboards with shelving and louvred doors.

First floor landing 13' x 5' 8" plus stairway recess (3.96m x 1.73m)

A hardwood post and balustrade protect the stairwell and there are two part exposed roof trusses, a pendant light point and latched doors to all rooms.

Bathroom 7' 8" x 7' 5" (2.34m x 2.26m)

The bathroom is fitted with a panelled bath with a tiled shelf to the side and one end, a low level w.c. and a pedestal wash hand basin with matching tiled splashbacks. A glazed window faces to the rear and there is a chromed heated towel rail which is connected to the Rayburn.

Bedroom 1 10' 10" x 12' plus fitted wardrobes (3.30m x 3.65m)

A comfortable double room with a triple casement multi paned window looking out to the front over the cottage garden, and there are fitted wardrobes with hanging rails and two mirrored doors.

Bedroom 2 12' 10" x 10' 4" (3.91m x 3.15m)

A front facing double room with a multi paned window overlooking the cottage garden, a built in hot water cupboard with the hot water cylinder and an immersion heater and shelving.

Bedroom 3 12' x 5' 9" (3.65m x 1.75m)

A single room at the rear with a window and a pendant light point.

Exterior

A driveway leads from the lane to the gate into Thorn farmhouse and a paved vehicular access leads up to the gravelled area in front of the open fronted garage.

Cottage garden

A charming traditional cottage garden with its own well, grassed areas to either side of the drive to the garage, raised granite borders with a huge selection of flowers, perennials and shrubs, a sitting area in front of the cottage framed by wisteria and clematis, a stone seat and steps up to the gravelled area in front of the garage. From the sitting area is a lovely view to Meldon Hill. Opposite the garage is the wood shed and alongside it is a path to the greenhouse and the borehole access. A further set of granite steps lead up beneath an arbour to the vegetable garden.

Garage 19' 11" x 8' 5" (6.07m x 2.56m)

This is a granite walled garage with power and light and a doorway through to the study.

Wood shed 14' 8" x 12' 1" (4.47m x 3.68m)

Ideal storage for wood and gardening items.

Greenhouse 7' 10" x 6' 2" (2.39m x 1.88m)

A hardwood greenhouse.

Vegetable garden



Screened by hedgerows this is a productive garden with wood bounded beds growing beans, peas, leeks and a host of other vegetables. At the top of the vegetable garden is a set of steps to a raised wooden deck where there is a summerhouse.

Summerhouse 7' 4" x 6' 10" (2.23m x 2.08m)

A timber structure with double doors and a great view from the terrace to Meldon Hill.

Council tax band

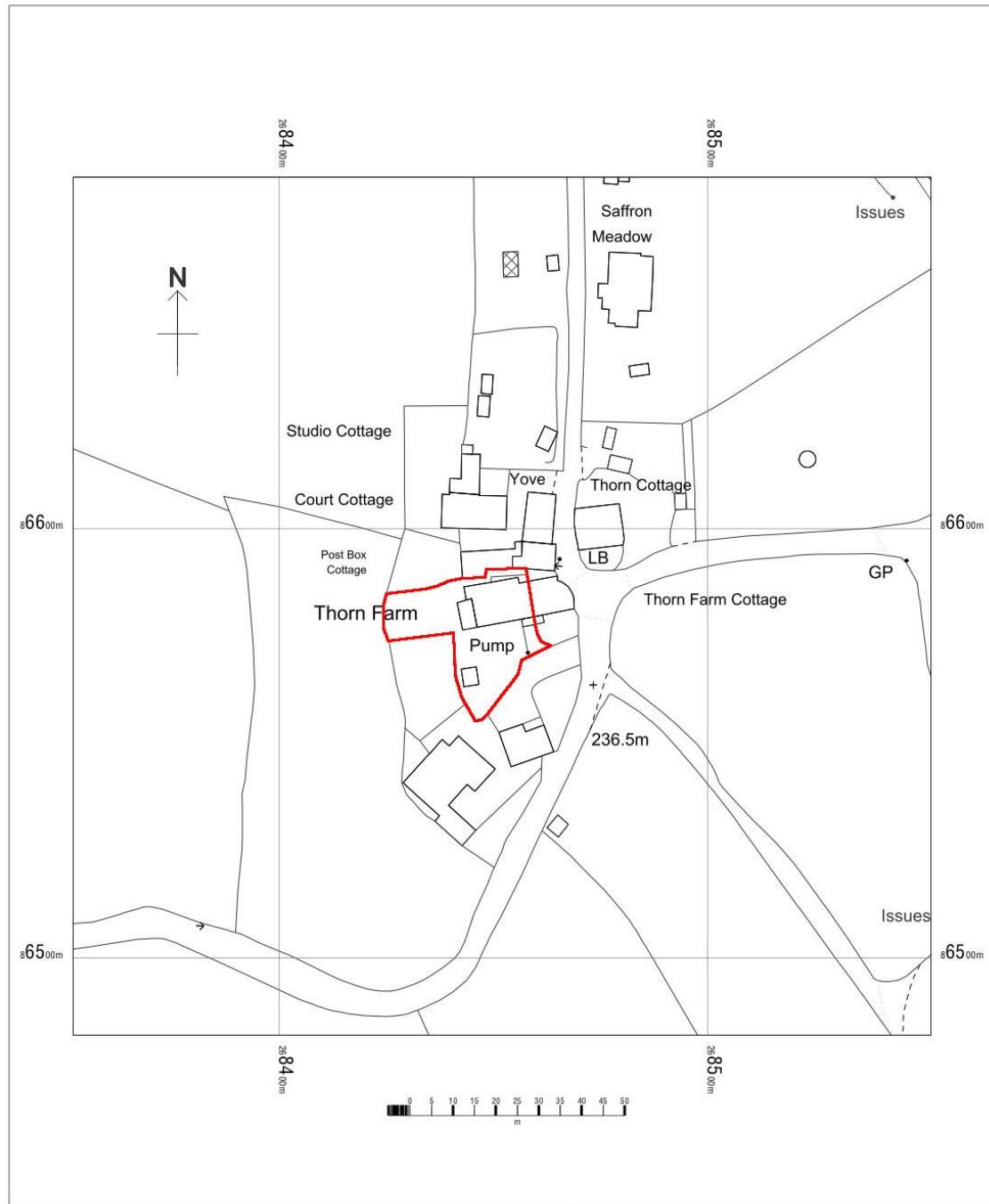
Band D

Services

Mains electricity. Shared Klargeter drainage, private well and borehole water (shared with Thorn Cottage).

Directions

From Fowlers go to the top of The Square and turn right into Mill Street. Where the road splits after about 200 metres you bear left and drop down into the valley and up the other side to Waye Barton where the lane bears to the left. Immediately after the lane bears left at Waye Barton there is a right turn signposted to Thorn and Frenchbeer. Take this lane and after about 3/4 mile you will come to Thorn. Bear left and immediately on the right is the gated entrance to the old farmyard which leads into the drive at Thorn Farmhouse.



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