

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

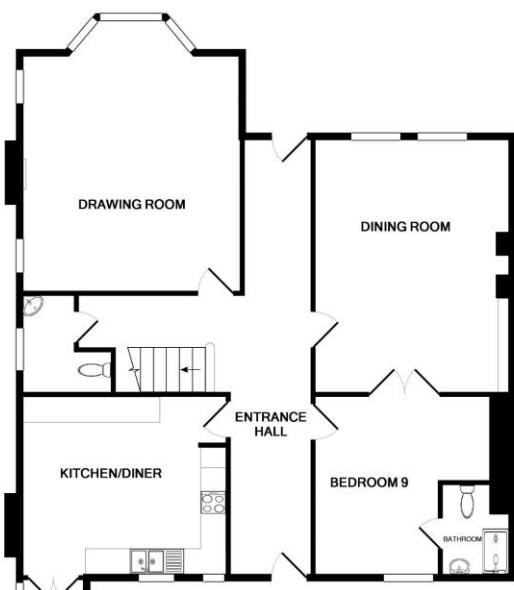
## Glendarah House, Lower Street, Chagford TQ13 8BZ

Price : £575,000 Freehold



- Very large late Victorian semi detached property • Coach house, annexe/studio and double garage •
- Garden with rural views • Dining room • Sitting room • Study • Kitchen/breakfast room •
- Four ensuite first floor bedrooms • Wet room • Four ensuite second floor bedrooms •





GROUND FLOOR  
APPROX. FLOOR  
AREA 1012 SQ.FT.  
(94.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 995 SQ.FT.  
(92.4 SQ.M.)

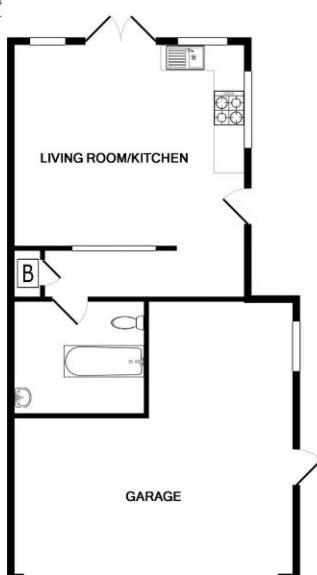


TOTAL APPROX. FLOOR AREA 3759 SQ.FT. (349.2 SQ.M.)

Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn to scale.  
Made with MicroStation CADD



THE ANNEXE  
APPROX. FLOOR  
AREA 595 SQ.FT.  
(55.2 SQ.M.)



THE COACH HOUSE  
APPROX. FLOOR  
AREA 284 SQ.FT.  
(26.4 SQ.M.)



## The Property

Glendarah House is a 2881sq ft/267.6sq m late Victorian semi detached house with bright and generous accommodation throughout. It has a broad garden and patio with a rural view, ample gravelled parking and a large garage. In the grounds is a coach house and annexe, both with self contained accommodation. The house, annexe and coach house are currently in a stalled renovation programme and works are required to return the house to its elegant self. The house has eight ensuite bedrooms and a wet room upstairs over the first and second floors and on the ground floor is a front to back entrance hall, a large sitting room, a big dining room, a spacious kitchen/breakfast room and a ground floor study/bedroom which also has a wet room. The house is gas centrally heated and has either replacement or secondary double glazed windows throughout. A fire and security system is installed but will need recommissioning. The garden is in need of some loving care but is level, laid to lawn and has a view to fields at the rear.

## Situation

This large property is set in the outskirts of Chagford just a quarter mile from the Square in this bustling ancient stannary town. Glendarah House is close to the countryside and riverside walks which surround the town. Chagford offers a wide variety of day to day and specialist shops, a primary school, pre school and Montessori, parish church, Roman Catholic church and chapel, pubs, cafes and restaurants. There are doctors, dentists and veterinary surgeries and good sports facilities with a football and cricket pitch, pavilion, tennis club, bowling club and an open air swimming pool in the summertime. The A30 dual carriageway is just 5 miles away and Exeter is approximately 20 miles.

## Accommodation

### Entrance hall

A bright front to back entrance hall with vinyl flooring and a decorative ceiling rose just inside the front door with some matching coving. There are two pendant lights, picture rails, panelled doors to all rooms and two radiators set in timber cabinets. The original staircase has carved and turned balusters and posts and a hardwood hand rail. There is a Upvc double glazed door to the rear garden and access to a small understairs cupboard.

### Sitting room 14' 6" x 20' 11" (4.42m x 6.37m)

A large bright sitting room with tall ceilings with moulded coving and a ceiling rose, picture rails and a large bay window with Upvc double glazing which matches one of the side windows whilst the third is a secondary double glazed sash. The central feature of the room is a marble fireplace with a dressed slate hearth and a cast iron metal grate with an older fitted gas coal fire. A TV point is fitted and two double panel radiators.

### Kitchen/breakfast room 13' 10" x 13' 6" (4.21m x 4.11m)



A spacious and bright kitchen set at the front of the house with two front windows with fitted shutters plus glazed double doors from the front kitchen porch. It is partly refitted with new base and wall cabinets with roll top wood effect work surfaces. A new halogen hob, electric fan oven and a dishwasher have been fitted. A new single drainer stainless steel sink is present but not plumbed in. The older units have a fitted dresser and larder unit with a plate rack, glazed display cupboards and tall storage cupboards. The floor is laid with wood effect laminate and there are nine LED downlighters and painting panelling to shoulder height. Concealed in the kitchen behind the panelling is a mains gas fired central heating boiler controlled by a Horstmann programmer. Circuit breaker boxes are wall mounted.

### Kitchen porch

With access from the drive at the front of the property and with secondary double glazed windows, a birch woodblock floor and glazed double doors into the kitchen.

**Dining room 16' 7" x 13' 1" (5.05m x 3.98m)**



This spacious room has high ceilings, picture rails, moulded coving and a ceiling rose and fitted bookcases and cupboards. There are two Upvc double glazed rear windows looking out to the garden and a carved mahogany fireplace surround with a tiled inset, metal grate, a fitted gas coal fire and a slate hearth with a hardwood trim. There is a vinyl floor and a double panel radiator.

**Study/bedroom 12' 4" x 11' 5" (3.76m x 3.48m)**

A front facing room with a vinyl floor, a large secondary double glazed sash window, a double panel radiator, double doors to the dining room, picture rails, a ceiling rose and a door to an ensuite wet room.

### **Ensuite wet room**

Finished with modern tiling and a sealed floor, a built in thermostatic shower, a contemporary style wash hand basin and low level w.c. with a concealed cistern, a wall mounted shaver/light, an extractor fan and an electric heated towel rail.

### **W.C.**

This is set off the hall alongside the stairs and has a corner basin with tiled splashbacks, a low level w.c., a sash window with secondary double glazing, a small single panel radiator and a vinyl floor.

### **First floor landing**

The dog leg staircase rises from the ground floor past a large secondary double glazed sash window with a stained glass side panel. This allows plenty of light into the large first floor landing. Panelled doors lead to all rooms, there are fitted picture rails, a pendant light point, a deep built in hot water cupboard with a hot water cylinder, immersion and shelving and there is also a staircase to the second floor.

**Bedroom 1 14' 6" x 20' 11" (4.42m x 6.37m)**



This bedroom has tall ceilings with moulded coving and a matching ceiling rose with a pendant light. There is a large Upvc double glazed bay window to the rear and a matching Upvc double glazed side window plus a secondary double glazed sash window. An original but non working cast iron grate with mantel shelf is fitted and there is a double panel radiator. A door leads to the ensuite w.c./wash room.

### **Ensuite w.c./wash room**

This is tiled to chest height with a contemporary design wash hand basin and low level w.c. with a concealed cistern. There is a fitted shaver/light, a sealed floor and an extractor fan.

### **Wet room**

This is sited off the landing and has virtually fully tiled walls, a sealed floor, a heated towel rail, a built in thermostatic shower and an extractor fan.

**Bedroom 2 14' 4" x 11' 3" (4.37m x 3.43m)**



This has a tall ceiling, two large Upvc double glazed rear facing windows looking out to the field, a large single panel radiator and a door to the ensuite wash room.

### Ensuite wash room (Bed 2)



Mostly tiled to chest height and with a contemporary style wash hand basin and low level w.c. with a concealed cistern and tiled shelf. There is a heated plumbed towel rail and a large Upvc double glazed rear window. The floor is sealed and there is an extractor fan.

### Bedroom 3 14' 4" x 14' 3" (4.37m x 4.34m)



A front facing room which is bright and spacious with two large secondary double glazed sash windows looking across the road towards the Teign Valley. There are picture rails, a ceiling rose and pendant light and a built in double closet. An original cast iron fireplace with a matching mantel and hearth is a pleasant original feature and there is a single panel radiator. A door leads to the ensuite bathroom.

### Ensuite bathroom (Bed 3)



Fully tiled, this ensuite bathroom has a fully tiled floor and bath and shower surround, a pressed steel bath with shower/mixer taps, a pedestal wash hand basin and a low level w.c. A single panel radiator is fitted and there is a secondary double glazed sash window to the front.

### Bedroom 4 13' 9" x 11' 10" (4.19m x 3.60m)



From the landing a panelled door leads to a small lobby and then goes either left into the double bedroom or straight on through a panelled door into the ensuite wash room. There are two large secondary double glazed sash windows in the bedroom looking across the Teign Valley, and an original period cast iron grate is still in situ with a matching mantel. The ceiling is coved, there is a built in closet with hanging space and shelving, a vinyl floor and a single panel radiator. The ensuite wash room is fitted with a low level w.c., a wash hand basin and has a side facing secondary double glazed sash window.

## Second floor landing

A large secondary double glazed sash window with stained glass panels sits in the stairwell and allows plenty of natural light to the second floor landing. From the landing there is a hatch with a ladder which leads up into the extensive loft space. The stairwell is surrounded by a white painted balustrade with a hardwood handrail. Panelled doors lead to all rooms.

### Bedroom 5 15' 10" x 11' 4" (4.82m x 3.45m)



This is a spacious eaves bedroom with Upvc double glazed casement windows, two pendant light points, a large single panel radiator and a panelled door which leads into the ensuite shower room.

### Ensuite shower room (Bed 5 )

This is fitted with a shower cubicle with glass sliding shower screen doors, a built in thermostatic shower, waterproof walls, a pedestal wash hand basin, a low level w.c., a fitted plumbed heated towel rail, an extractor fan and a vinyl floor.

### Bedroom 6 (suite) 16' 11" x 15' 6" (5.15m x 4.72m)



This suite has a panelled door from the landing beyond which is a small lobby with access to the ensuite bathroom and the bedroom.

## Bathroom

Fitted with a white suite comprising a panelled bath with mixer taps and a built in thermostatic shower above and fully tiled splashbacks with glass inset feature tiles. The walls are in matching tiling and there is a low level w.c., a pedestal wash hand basin with a mirror/light above, a plumbed heated chromed towel rail, an extractor fan and a decorative recess with glass shelves. There are four halogen downlighters and a ceramic tiled floor.

## Bedroom

A secondary double glazed casement window looks across the road to fields and to the Teign Valley. Wardrobes are fitted with hanging space, shelving and drawers and there is an additional eaves storage cupboard. An original cast iron fireplace and mantel is a period feature and there is a pendant light point and a double panel radiator.

### Bedroom 7 16' 9" x 13' 4" (5.10m x 4.06m)



This room is rear facing and has a Upvc double glazed casement window to the rear set into a dormer. There is a cast iron period fireplace, a double panel radiator and a pendant light point. A door leads into the ensuite bathroom.

### Ensuite bathroom

This is fitted with a white panelled bath with shower/mixer taps, tiled splashbacks, a low level w.c., pedestal wash hand basin, a vinyl floor, extractor fan and single panel radiator.

### **Bedroom 8 13' 7" x 13' 2" (4.14m x 4.01m)**



This front facing bedroom looks across the Teign Valley through secondary double glazed casement windows. There is a single panel radiator and a door to the ensuite wet room.

### **Wet room**

This is fitted with a contemporary suite of wash hand basin and low level w.c. with a concealed cistern and a built in thermostatic shower. This fully tiled shower area has a sealed floor throughout and there is a shaver/light fitted and an electric heated towel rail.

### **The annexe**



The annexe is attached to the rear of the double garage and comprises a large kitchen and bed/sitting room with a ramp which leads up to an ensuite bathroom and a boiler cupboard.

### **Kitchen/bedsit 15' 5" x 13' 11" (4.70m x 4.24m)**

A large studio bedsit with fitted base and wall units with roll top stone effect work surfaces which incorporate a single drainer stainless steel sink with mixer taps. There is space for a fridge and gas cooker and the kitchen area floor is laid to vinyl. The bed/sitting area is carpeted and there are three double glazed wooden windows and a

pair of double glazed doors to the small exterior deck. There are three double panel radiators, two wall light points, two ceiling points and a fluorescent light and the ramp which leads up to the ensuite. The annexe has previously been used as an art studio.

### **Ramp**

The vinyl floored ramp leads up to the boiler cupboard and ensuite bathroom. There is a fitted Worcester gas fired combi boiler.

### **Ensuite bathroom**

A large ensuite bathroom fitted with a white pressed steel bath with shower/mixer taps, a pedestal wash hand basin, low level w.c., vinyl floor, extractor fan and a double panel radiator.

### **Garage 18' 8" x 18' (5.69m x 5.48m)**

This garage which has a 14' (4.27 m) approximately wide metal framed double up and over door, a concrete floor and power and light. The space is limited by the annexe ensuite bathroom that intrudes but it is large enough for one car and a store/workshop.

### **The coach house**



The coach house is a granite built structure with red brick quoins. In addition to the accommodation there is also a laundry facility with exterior access.

### **Laundry**

This has plumbing for automatic washing machines and space for dryers and there is a ceramic tiled floor and tiling to shoulder height.

## **Kitchen 9' 3" x 5' 11" (2.82m x 1.80m)**

The kitchen area has been dismantled and currently has no kitchen units. The double glazed front door leads into the kitchen area and there is a further window to the side. The kitchen area opens out into the bed/sitting room and a further door leads to a w.c.

## **Bed/sitting room 13' 5" x 11' 8" (4.09m x 3.55m)**

There are two wall mounted electric radiators, three secondary double glazed windows, two wall lights points and six LED downlighters.

## **W.C.**

A low level w.c. and wash hand basin are fitted and there is a double glazed window.

## **Entrance**



A broad visibility splay leads onto the shared drive which is gravelled and which rises to a large gravelled parking and turning area where there is a screened bin store and a wooden shed on a concrete plinth. There is an exterior tap, an exterior carriage lamp and by the side of the coach house adjacent to the drive and the road there is a gravelled area with a mature shrubbery.

## **Rear garden**

The garden has a level lawn and a view over a field at the rear towards the church and Meldon Hill. A path winds from the driveway around the side of the house to some paved steps and the patio at the rear. There are fences or hedgerow boundaries to either side and a low wall to the rear beyond which is the view to the field.

## **Services**

Mains gas, water, electricity and drainage.

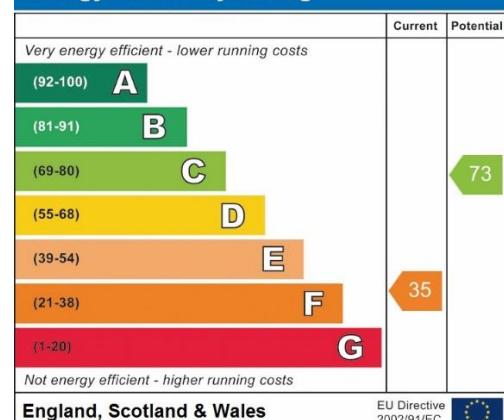
## **Council tax band**

Glendarah House - Band G The Annexe - Band A

## **Directions**

From Fowlers turn right and walk down out of the Square into Southcombe Street and Lower Street passing the primary school and fire station. Just past the fire station on the right is Glendarah House.

## **Energy Efficiency Rating**



England, Scotland & Wales

EU Directive 2002/91/EC



Address:  
Glendarah House, Chagford

## **Viewing by appointment only**

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