

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

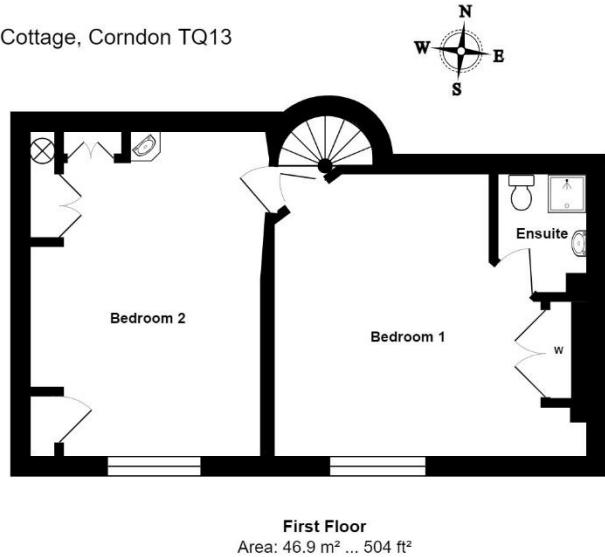
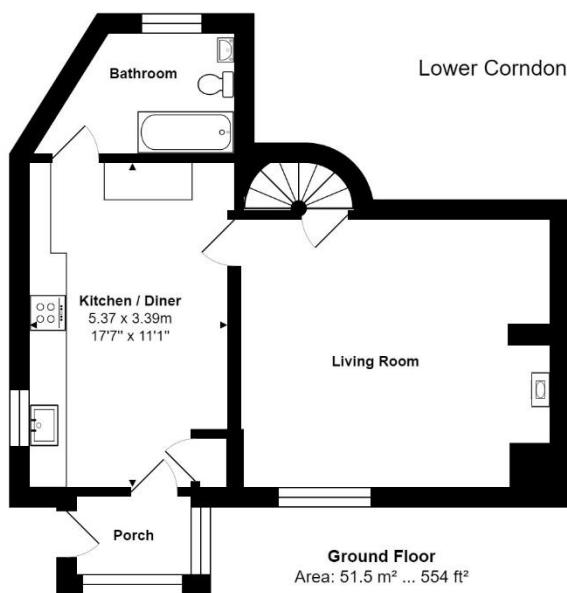
Lower Corndon Farm Cottage, Lower Corndon, Chagford TQ13 8EE

Guide Price : £800,000 Freehold



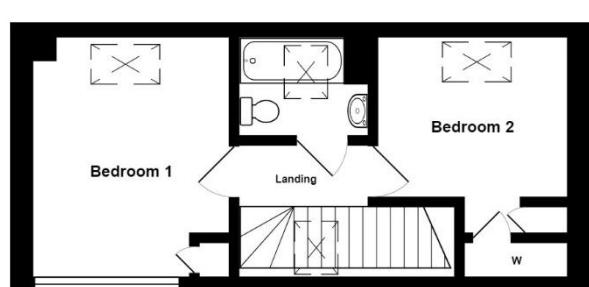
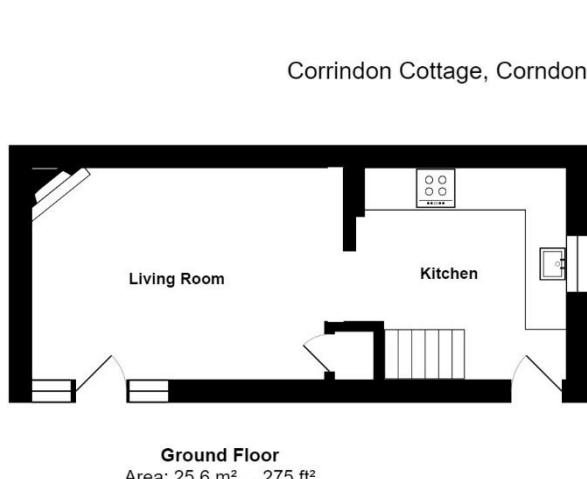
- Two separate 2 bedroom cottages and barns with huge potential •
- Views to the nearby open moor and great access to walks • Extensive granite barns •
- Stable/workshop • Charming principal cottage with 2 spacious double bedrooms (one ensuite) •
 - Kitchen/dining room, sitting room and bath/shower room •
- Second granite cottage with a kitchen/living room • Two bedrooms and bathroom upstairs •
 - Located less than 2 miles from Chagford by road • Small rural community •





Total Area: 98.4 m² ... 1059 ft²

All measurements are approximate and for display purposes only



Total Area: 54.5 m² ... 587 ft²

All measurements are approximate and for display purposes only

The Property

Lower Corndon Farm Cottage and Corrindon Cottage are a unique single property set on a former farmyard which is grassed and laid out as an informal garden. They both enjoy views to the nearby moor. Lower Corndon Farm Cottage is a charming 600 year old granite home with a spacious and recently refitted kitchen/dining room, a downstairs bathroom and a spacious sitting room with a big open fireplace. Corrindon Cottage is a conversion of a granite barn to a two bedroom home and it has been run as a successful holiday let and lived in by the owners at various times. The yard at the front is enclosed and safe and behind Corrindon is a more formal garden. The range of barns have considerable potential, subject to planning, and there could be substantially more residential accommodation incorporating the barns and Corrindon Cottage. Fowlers strongly recommend viewing.

Situation

Lower Corndon is a small rural settlement just off the open moor and comprising just five properties which were formally part of Lower Corndon Farm. It is located less than two miles by road from the thriving ancient Stannary Town of Chagford with its bustling town square and excellent amenities. Chagford has a wide variety of day to day and specialist shops, four pubs, restaurants and cafes. There is a primary school, pre school and a Montessori School, a library and surgeries for doctor, dentist and vet. Additionally there is a Parish church, Roman Catholic church and a chapel. The town is surrounded by countryside, riverside and moorland walks and offers sports facilities which include a football and cricket pitch, a bowling club, tennis club, skate park, children's play park and an open air swimming pool in the summertime. The A30 dual carriageway is just about 5 miles way and Exeter is approximately 20 miles.

Accommodation

Lower Corndon Farm Cottage



This is a 600 year old granite built cottage which was probably an earlier farmhouse at Lower Corndon.

Entrance porch

A covered entrance leads to a stable door into the porch which has a hard wearing ceramic tiled floor, single glazed windows and a part glazed door to the kitchen/dining room.

Kitchen/dining room 18' 9" x 11' 3" (5.71m x 3.43m)



Fitted with a wood effect laminate floor and a range of new base and wall cabinets in white with brass handles and oak worktops with lighting and grey subway style tiled splashbacks. There is space for an automatic washing machine and a dishwasher, and an electric cooker with a fitted circulator hood and light above. A porcelain sink with brass mixer taps is fitted beneath a upvc double glazed side window and there are glazed display cupboards. There is plenty of space for a dining table and there is a built in cupboard for storage which conceals the circuit breaker boxes. Latched doors lead to the ground floor bathroom and the sitting room.

Ground floor bathroom



This room has a rear facing upvc double glazed window, a ceramic floor, painted wainscoting, a wall mounted electric convector heater with a digital timer and thermostat and there is a ceiling mounted light. It has a white bath with a painted timber side panel, a folding shower screen, a built in thermostatic shower and a tiled shower splashback. A low level w.c., a pedestal wash hand basin and a wall mounted Dimplex warm air heater are also fitted.

Sitting room 16' 8" x 14' 3" (5.08m x 4.34m)



This room has great character with a large granite fireplace set into a white painted chimney breast, a fitted woodburner and an oak lintel and mantel shelf. To the front a granite mullioned window looks over the grassed yard towards the moor. There is a window seat and a further smaller window to the front. A central light point is fitted, a TV point and a decorative arched recess and shelf with lighting. A latched door leads to the spiral staircase to the first floor.

First floor landing

The spiral staircase has a stair rope and rises to a small landing which has a short balustrade and latched doors to each of the large double bedrooms.

Bedroom 1 15' 10" x 15' 9" (4.82m x 4.80m)



This is a spacious and bright bedroom with views to the moor, a fitted wardrobe with hanging space and shelving, secondary double glazing and a fitted night storage heater. A door leads to the ensuite shower room.

Ensuite shower room

Fully tiled with a glazed shower screen and door, a fitted electric shower unit, a pedestal wash hand basin and a low level w.c. There is a fitted extractor fan, a shaver/light and a wall mounted fan heater.

Bedroom 2 17' 11" x 12' 11" (5.46m x 3.93m)



A second generous bedroom with a broad secondary double glazed window looking out toward the moor. It has a combination built in double wardrobe and airing cupboard with an insulated cylinder, immersion heater and shelving. A tiled vanity surface is fitted with an oval basin and a cupboard beneath. This bedroom is large enough to accommodate an ensuite shower room and still be a good size double room.

Corrindon Cottage

Corrindon Cottage was converted from a barn into a cottage and has been used as a holiday let, rental and owners accommodation since. It is fully double glazed and has electric night storage heaters. At the front is a granite terrace looking over the grassed yard towards Dartmoor.

Entrance

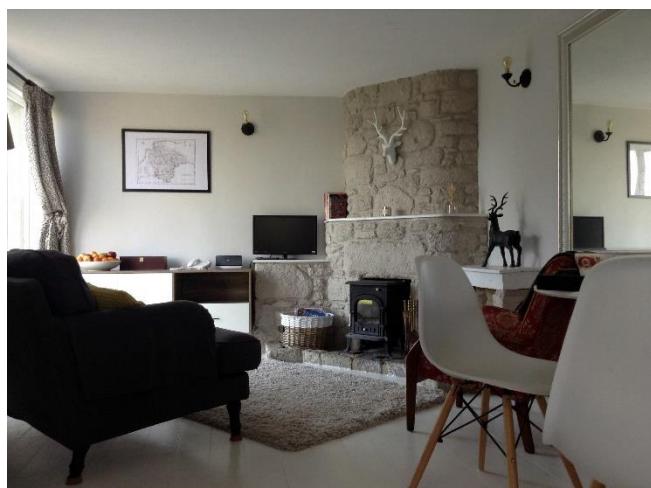
Granite steps leads up to the fully double glazed timber entrance door. An exterior light is fitted.

Kitchen 11' 10" x 10' 7" (3.60m x 3.22m)



Just inside the front door is a quarter circle mat well and the floor is painted wood. The kitchen has a range of recently fitted base and wall units with 'subway' style grey splashbacks above light wood effect worktops. An electric halogen hob is fitted and there is a single electric fan oven and grill and space for a washing machine and a fridge. Above the white porcelain sink and brass mixer tap is a double glazed window looking out to the pergola on the side of the building. The staircase leads up to the first floor.

Living room 16' 0" x 10' 5" (4.87m x 3.17m)



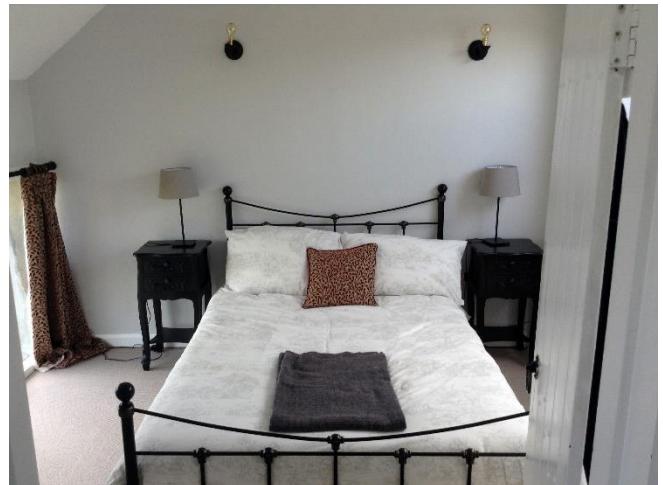
The living room has a large double glazed picture window and door to the terrace which has views over the yard to

the moor. There is a painted granite fireplace and hearth with side plinths and a fitted wood burning stove and lined flue. Five wall light points are fitted, a TV point, telephone point and a night storage heater.

First floor landing

A display area sits on top of the wall plinth at the landing level and there is a velux double glazed skylight providing natural light to the stairwell. A wall light point is fitted and a balustrade.

Bedroom 1 12' 9" x 10' 2" (3.88m x 3.10m)



This is a bright double room with a big velux double glazed skylight and fitted blind and a large double glazed window with a view to the moor. A night storage heater is fitted and a single wardrobe.

Bedroom 2 9' 11" x 9' 10" max (3.02m x 2.99m)



This is a modest double bedroom with a large double glazed velux skylight with a fitted blind and a storage shelf on top of the wall plinth. There is a built in single wardrobe and a hot water cupboard with a factory insulated cylinder and immersion. A night storage heater is fitted.

Bathroom

This is fitted with a white suite comprising a panelled bath with shower/mixer tap, a low level w.c. and a pedestal wash hand basin. The walls are fully tiled in a cream ceramic tile and there are three wall light points including a shaver/light above the sink. An extractor fan and a double glazed velux skylight are fitted.

Exterior

Formal garden

This charming garden is sited behind Corrindon Cottage and has granite retaining walls with a patio and lawn behind. It is sunny and sheltered from the prevailing winds.

Former farmyard

A broad gated entrance leads from the lane into the former farmyard at Lower Corndon Farm cottage. The yard has been turned into a grassed informal garden with loads of space for children to play or raised beds to be installed. The yard is bounded by traditional granite walls on two sides and the cottages and the extensive range of barns on the other two. It is a sunny, south facing site with views to the moor from the yard and the terrace outside of Corrindon Cottage and Lower Corndon Farm Cottage.

Stable yard 43' 4" x 28' (13.20m x 8.53m)



A gate from the former farmyard leads into the old stable yard which has been gravelled and had raised wooden planters installed for vegetables and salad beds. From this yard there is access to a covered chicken run (30 3' x 13'1"/9.14m x 3.99m) and the stable/workshop building.

Stable/workshop 40' 5" x 15' 3" (12.31m x 4.64m)

This building is large enough for three loose boxes but is currently a three bay interlinked workshop with power and water.

The barns



Cow shed and granary 30' x 19' 3" (9.14m x 5.86m)

This is an ancient building said to have been the house on the site recorded in the Domesday book. It is a building which is historically sensitive and is presently just used for general storage.

Woodshed

This granite structure links Corrindon Cottage to the barns. It has a stable door and a cobbled floor.

Cart shed barn 24' x 17' 8" (7.31m x 5.38m)

A granite building with a pair of double doors from the yard, a hay loft, cobbled floor and electric light. It divides into two interlinked sections with the former chicken shed attached to part of the front.

Former chicken shed 20' 7" x 7' 8" (6.27m x 2.34m)

This is a solid granite single storey structure with a door to the former farmyard. It is attached to both the cart shed barn and the adjacent tack and feed barn.

Tack and feed barn 25' x 17' 6" (7.61m x 5.33m)

This is a sturdy granite structure with an upper floor and two ground floor doorways as well as a first floor hayloft door. It has substantial structural timbers.

Services

Mains electricity. Private water and drainage.

Council tax bands

Lower Corndon Farm Cottage Band D

Corrindon Cottage Band C

Directions

From Fowlers go to the top of The Square and turn right into Mill Street. Bear left where the road splits into Manor Road and follow the road down the hill past the entrance to the playing field and Commons and up the hill on the other side of the valley. At the top of the hill the road turns left. Continue along the road and follow it around the back of Meldon Hill past the road to Fernworthy and then after about half a mile turn right to Lower Corndon. Drive into the settlement and the gated entrance to Lower Corndon Farm Cottage and Corrindon Cottage is on the right after the entrance to Lower Corndon Farm.



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.

