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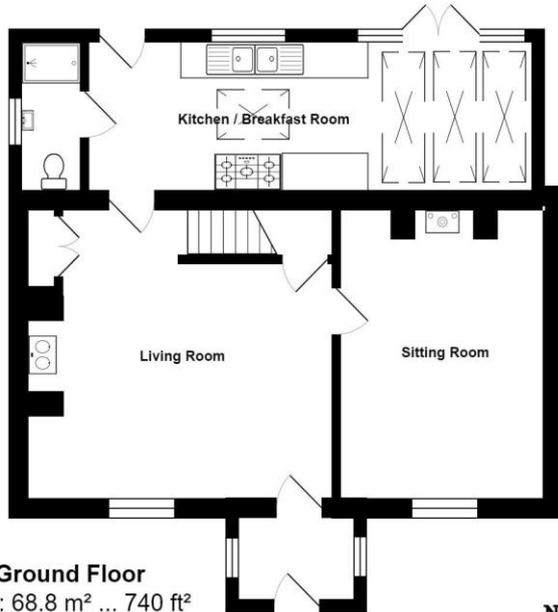
Philip D Fowler • 40 The Square • Chagford • Devon TQ13 8AB
Rock Vale Cottage , Doccombe, Moretonhampstead TQ13 8SS
Price : £545,000 Freehold



- A granite built cottage dating from 1840 • South facing main garden • Courtyard garden •
- A fine character home but with solar panels and air source ground floor underfloor heating •
- Entrance porch • Stone floored living room with an Esse cooking stove and room heater •
- Sitting room with a wood burning stove • Ground floor w.c./shower room •
- Large first floor bathroom with a magnificent copper tub • Two double bedrooms in main cottage •
- Courtyard garden guest bedroom with kitchenette and bath/shower • Two parking spaces •

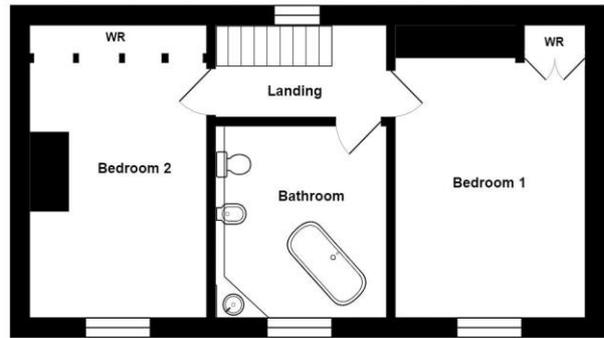


Rock Vale Cottage, Doccombe TQ13 8SS

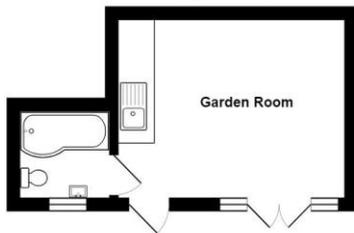


Ground Floor
Area: 68.8 m² ... 740 ft²

Total Area: 157.1 m² ... 1691 ft²
All measurements are approximate and for display purposes only

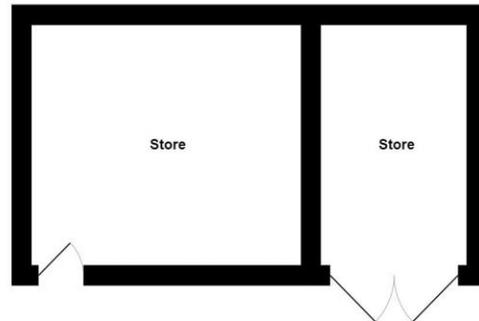


First Floor
Area: 45.5 m² ... 489 ft²



Annexe/Garden Room
Area: 13.6 m² ... 147 ft²

The Barn
Area: 29.3 m² ... 315 ft²



The Property

Rock Vale Cottage was built as a quarryman's residence in 1840 and whilst it retains great character it has been the subject of many improvements including the addition of air source underfloor heating to the ground floor of the cottage, solar PV panels for electricity generation and a private waste processing plant. In the rear courtyard there is a garden building with an additional double guest bedroom/home workspace with a small kitchenette and an ensuite shower room. The cottage itself is spacious and bright with an entrance porch, a large living room with an Esse cooking stove/room heater, a sitting room with a wood burner, a bright kitchen/breakfast room and a shower room/w.c. on the ground floor. Upstairs there are two good double bedrooms, a landing and a large bathroom with a handsome copper tub. The front garden is south west facing with a lawn and sitting space and there are two off road parking spaces. Just across the road from the cottage is a detached granite barn for storage or potential garaging. This is a charming cottage and Fowlers strongly recommend viewing.

Situation

Docombe is a small settlement at the top of the Teign Valley and on the rural route to Exeter which is about 10 miles away. Nearby Moretonhampstead is only about 2 miles away and offers a wide variety of day to day and specialist shops and cafes, three pubs, a primary school and pre school, a library and surgeries for doctor, dentist and vet. The whole area is criss-crossed with footpaths and beautiful Mardon Down, with hundreds of acres of moorland walks, sits just above Docombe and is directly accessed along the lane in front of the cottage.

Accommodation

Entrance porch 6' 4" x 6' 1" (1.93m x 1.85m)



A slate roofed porch with an exterior mounted carriage lamp, a painted timber door, a 'chequer board' pattern

ceramic tiled floor, a fitted bench, an internal ceiling light point and a single glazed window to either side wall.

Living room 17' 2" x 16' 5" (5.23m x 5m)

A lovely bright south west facing room with a large window and window seat looking out to the garden, a big granite fireplace with a stone hearth and a fitted Esse solid fuel cooking stove and room heater with a back boiler and a lined flue set beneath an oak lintel. To one side of the chimney breast is a built in cupboard for crockery and to the other side is a recess for a desk. The floor is laid with limestone and is underfloor heated and there is a wall mounted thermostat and ample power points. A large understairs cupboard has storage and conceals the underfloor heating manifolds and a doorway opens to the stairs. Doors lead to the sitting room and to the kitchen/breakfast room. Wall mounted are three wall light points and a TV point and the concealed circuit breaker box.

Sitting room 16' 7" x 11' 6" (5.05m x 3.50m)



A sunny south west facing room with a large window and a window seat looking to the garden, a granite fireplace and hearth with a fitted wood burning stove, a lined flue and feature granite stones exposed on the chimney breast. The floor is limestone with underfloor heating and there are two wall light points and a pendant light point. A TV point is fitted and there are ample power points.

Kitchen/breakfast room 24' 7" x 8' (7.49m x 2.44m)



This spacious room has four ceiling mounted fixed skylights above the breakfast area and a further ceiling mounted velux skylight above the kitchen working area as well as an oak double glazed rear window and double doors looking out to the rear courtyard. A stable door leads to the rear as well. The kitchen is fitted with a beautiful restored 1950s kitchen unit made of stainless steel with a highly polished double bowl, double drainer sink with a mixer/spray tap and a separate tap for the delicious well water. Oak work surfaces are fitted above the spaces for washing machine, dryer and a dish washer and there is plenty of space at the breakfast end for a large freestanding dresser. The floor is laid with limestone and has underfloor heating and there are two wall light points, two pendant light points, a TV point and ample power points. There is space for a freestanding upright fridge/freezer, a large electric range and above there is a fitted wall mounted circulator/light unit. A circular toughened glass panel makes a feature of the well. A panelled door leads to the shower/w.c.

Shower/w.c.

The shower room has a limestone floor with underfloor heating, a ceiling mounted velux double glazed skylight, a wall light point and an extractor fan, a low level w.c., a contemporary style wash basin and glazed shower screen door to the limestone tiled shower which has both an electric Mira Galena shower and a built in thermostatic shower.

First floor landing



A white painted staircase with a carpet runner rises to the first floor landing which is naturally lit by a rear facing single glazed window and where there is a white painted balustrade and a pendant light point. Panelled doors lead to all rooms.

Bathroom 10' 6" x 9' 6" (3.20m x 2.89m)



A large bathroom fitted with a magnificent centrally placed beaten copper tub with a chromed mixer tap tower and shower wand. A low level w.c. is fitted and has a concealed cistern and there is a bidet and a corner unit with a vanity cupboard and a table top white granite bowl with a wall mounted mixer tap. There are two wall mounted chromed electric heated towel rails, one wall mounted bulkhead light, a ceiling light, a natural timber floor, an extractor fan, a cast iron radiator and a large south west facing window with a window seat that overlooks the garden.

Bedroom 1 10' 5" x 15' 1" plus recessed double closet
(3.17m x 4.59m)



A generous double bedroom with a large south west facing window and a window seat overlooking the garden. It has a painted timber floor, a pendant light point, a built in double closet, space for freestanding wardrobes and plenty of power points as well as a satellite TV cable.

Bedroom 2 16' 10" x 10' 3" (5.13m x 3.12m)



This bright double room has a large south west facing window and window seat overlooking the garden, a natural timber floor, a TV point, a pendant light point and space for freestanding wardrobes.

Exterior

Guest bedroom/home workspace



This is a timber framed structure with a corrugated metal roof fitted with photo voltaic panels for electricity generation. It has a set of broad hardwood double glazed windows with double doors, a further matching window in the bath/shower room and a hardwood stable door. Exterior mounted is a contemporary style carriage lamp.

Bedroom/home work space 12' 6" x 9' 7" (3.81m x 2.92m)



A super, flexible space ideal for work or guests with a dressed limestone floor with underfloor heating, a fitted range of base and wall units with light cream doors and drawers and glazed doors to the upper cabinets. The worktop has a single drainer stainless steel sink with a mixer tap, LED worktop lighting and there is lighting also in the glazed cabinets. Mounted on the wall is the Zeversolar PV panel control box. A panelled door leads into the bath/shower room.

Bath/shower room

A well planned bathroom with a white suite comprising a bath with a mixer tap and a thermostatic wall mounted electric shower and a shower screen, a contemporary style basin and a low level w.c. An extractor fan is fitted, a wall light and mirror, a ceiling light point and a limestone floor with underfloor heating.

Courtyard garden 27' x 21' 5" max (8.22m x 6.52m)



A attractive part cobbled and part paved area with four cottage mounted exterior carriage lamps, a granite dry stone retaining wall and a matching low planter. Off to one side at the rear of the cottage is the exterior, floor mounted Mitsubishi heat exchanger which is partly sheltered by a slated canopy porch.

Garden 70' x 35' (21.32m x 10.66m)

A gated pedestrian access leads into this south west facing level garden which is mostly laid to lawn with a stepping stone granite path down the centre and a pebbled pathway along one side which leads to the front porch. To one side of the porch is a pebbled sitting area and to the other a concrete paved sitting area with ample space for sitting and a log store. At the top of the garden by the lane is a concealed area with space for the waste bins and also the semi underground Vortex electric waste processing plant. One side boundary is a waist height picket fence and the other is of hurdles with a hedgerow.

Parking

Approximately 30'/ 9.144m long parking bay for two cars. This is sited across the lane from the front garden and is in sight of the cottage.

The barn



Sited about 50 metres away from the cottage is a granite barn/store which sits just on its own footprint. The larger segment is 15'11 x 12'6"/4.85m x 3.81m and has a pedestrian front door. The second segment has formerly been used as a garage and measures 13'9" x 8'1"/ 4.19m x 2.46m. There is an open full width first floor hayloft too which has a timber floor.

Services

Mains electricity. PV panels for electricity generation. Vortex waste processing plant. Private well water supply.

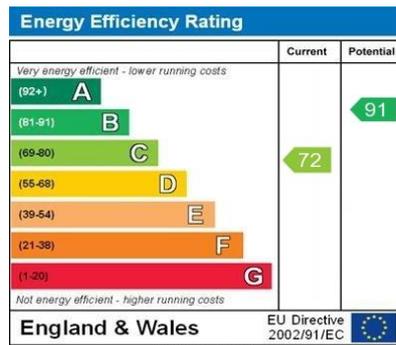
Council tax band

Band D

Directions

Doccombe sits on the B3212 and can be reached in just a few minutes from the centre of Moretonhampstead and about 15 minutes from the edge of Exeter. Upon reaching Doccombe a small private lane will be seen on the northern side of the B3212. This is the lane that leads to Rock Vale and upon entering the lane a big chestnut post can be easily found in the front garden which is carved with 'Rock Vale'.





Viewing by appointment only

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