

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

**The Rope House , 27 Court Street, Moretonhampstead TQ13 8LG**

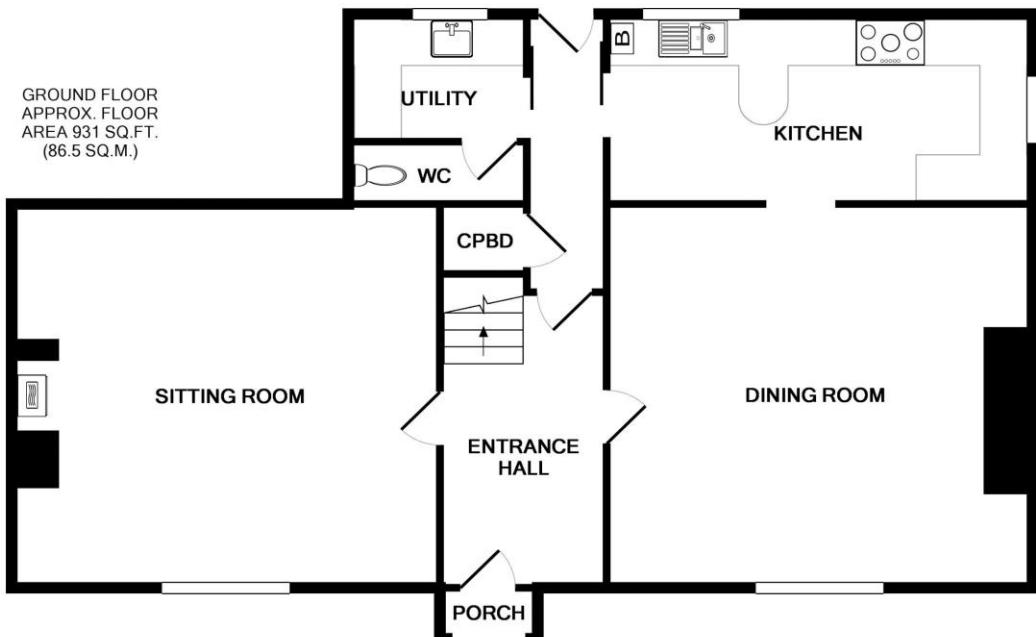
Price : £395,000 Freehold



- A 2,260 sq ft/210.1 sq m end terrace four bedroom three storey home • Walled garden •
- A large family home with B and B potential • Porch, entrance hall and large sitting room with woodburner •
- Big dining room with fireplace and adjacent kitchen/breakfast room • Big bath room on the first floor •
- Utility room and ground floor w.c. • Two generous first floor double bedrooms both with ensuite facilities •
- Two big second floor double bedrooms and top floor wash room/w.c. •
- Double glazing, gas fired central heating, good access to amenities •



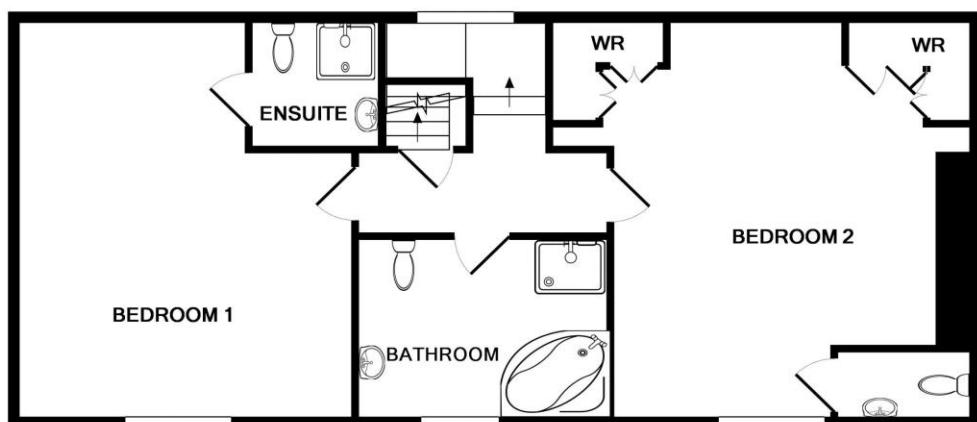
GROUND FLOOR  
APPROX. FLOOR  
AREA 931 SQ.FT.  
(86.5 SQ.M.)



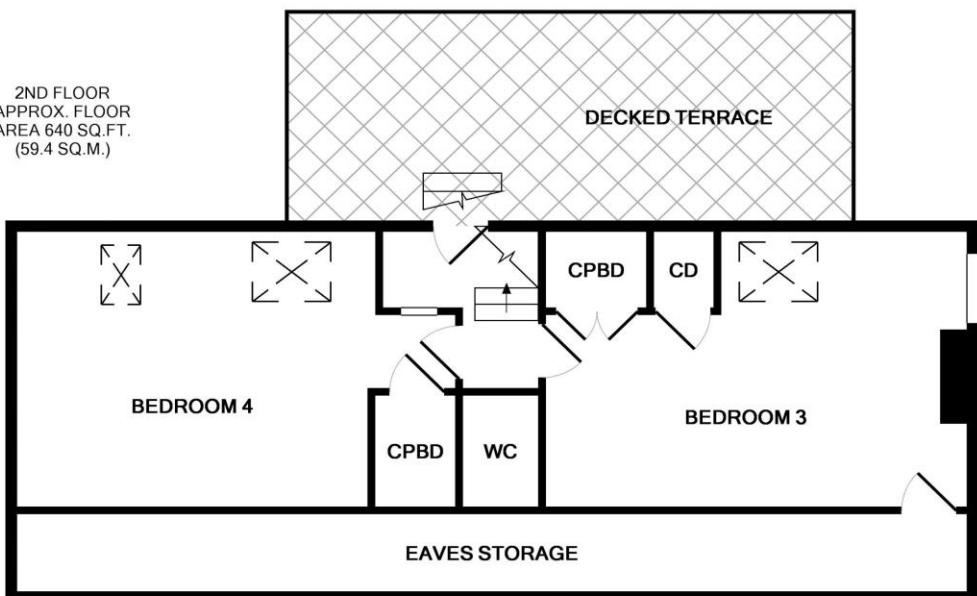
TOTAL APPROX. FLOOR AREA 2261 SQ.FT. (210.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 690 SQ.FT.  
(64.1 SQ.M.)

Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn exactly to scale.  
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2ND FLOOR  
APPROX. FLOOR  
AREA 640 SQ.FT.  
(59.4 SQ.M.)



## The Property

The Rope House is a very spacious granite built four bedroom family home with generous character accommodation. There are two ensuite first floor bedrooms plus a large shower/bathroom and two more bedrooms on the top floor with access to a w.c. On the ground floor is a good size entrance hall and rear lobby, a large sitting room with a granite fireplace and woodburner and a big dining room with a fireplace. The kitchen/breakfast room is at the rear of the house and there is a separate utility room and w.c. and a rear lobby to the garden. The property is double glazed throughout and in the front elevations are high quality wood effect Upvc double glazed sash windows and a matching multi locking stable door. The railings at the front of the house add great character to the front elevation and at the rear is a sunny south facing walled garden and a first floor deck. This property has been the subject of recent renovations and should be viewed to be properly appreciated.

## Situation

The Rope House is located just a short level walk to the town square, Primary school, pre school and the open air swimming pool and it looks across town to the countryside. Moretonhampstead is a bustling Dartmoor town with a wide variety of day to day and specialist shops, a Primary school, pre school, parish church and chapel, a library, pubs, cafes and restaurants. It is surrounded by countryside walks and there are excellent sports facilities with a sports centre, football pitch, bowling club, tennis club, skate park, two children's play parks and the open air swimming pool in the summertime. The A30 and A38 are roughly equidistant at about 8 miles and Exeter is just 12 miles along the B3212 Teign Valley road. Superfast broadband is available in town.

## Entrance porch

A wooden porch with built-in seats to either side and a smart wood effect Upvc double glazed stable door. There is a ceiling mounted bulkhead light and a key safe.

## Entrance hall



A good size entrance hall with a matwell, the staircase to the upper levels, some painted wainscoting, a double panel radiator and doors to both the rear lobby and the sitting room and dining room.

**Rear lobby** This contains a large useful understairs cupboard, a single panel radiator and at the far end has a Upvc double glazed door to the south facing rear garden. Sliding doors lead to the kitchen/breakfast room and to the utility room and w.c.

## Sitting room 18' 1" x 16' 5" (5.51m x 5m)



A spacious room with one fully exposed granite wall framed in timber and with a matching granite fireplace and hearth incorporating an oak bressumer and a recessed woodburning stove with a lined flue. To the front is a wood effect Upvc double glazed sash window with a broad sill and a view across the edge of town to the countryside. A T.V. point is fitted, a ceiling light point, a double panel radiator and a telephone socket.

**Dining room 17' 9" x 16' 7" (5.41m x 5.05m)**

A generous dining room with a wood effect Upvc double glazed front sash window above a deep sill, a wooden fireplace surround and mantel with a fitted gas coal fire, a ceiling light point and a big double panel radiator. The room has four wall light points (three blanked) and a doorway opening with two steps which lead up to the kitchen/breakfast room.

**Kitchen/breakfast room 18' x 8' 11" (5.48m x 2.72m)**

A south facing room with a broad Upvc double glazed window looking out to the walled garden and a further additional side window facing west. The kitchen is fitted with a range of cabinets with metal handles and there are extensive stone effect roll top work surfaces incorporating a single drainer stainless steel sink with mixer tap. There is space within the kitchen for a large cooking range, an upright fridge/freezer and a dishwasher. There are tiled splashbacks, a pendant light point, a ceiling mounted spotlight cluster and a slate effect vinyl floor. The hot water cupboard is sited at one end of the kitchen and contains an insulated cylinder and immersion heater, the central heating timer and some shelving. The Ideal Logic gas fired combi central heating boiler is wall mounted.

**Utility room 7' 5" x 5' 5" (2.26m x 1.65m)**

Fitted with an oak effect roll top work surface and a Rangemaster Belfast sink with mixer taps. There are some wall cabinets and space for an automatic washing machine, a dryer and an under counter freezer. A Upvc double glazed window looks out to the walled garden at the rear and a doorway leads to the w.c.

**W.C.**

A white low level w.c., vinyl floor, single panel radiator.

**First floor landing**

The stairwell features painted wainscoting and rises to the first floor landing. It is naturally lit by a rear facing Upvc double glazed window and the landing also has a ceiling light point and a latched doors to the staircase to the second floor. There are doors to bedrooms 1 and 2 and the bathroom.

**Bathroom 10' 9" x 7' 10" (3.27m x 2.39m)**

This is a large room with a corner spa bath in white with white painted side panels and a shower/mixer tap. There is an oversized single shower cubicle with a Mira Event electric shower unit and glazed shower screen and door. A pedestal wash hand basin and a low level w.c. with a macerator are also fitted and the walls are fully tiled on two sides and half tiled on the other two. To the front is a wood effect Upvc double glazed obscure glazed window which has a deep sill and there is a wall mounted towel rail/radiator, a wall light point and four downlighters.

**Bedroom 1 17' 5" x 14' 5" (5.3m x 4.39m)**

A large front facing double bedroom with a wood effect Upvc double glazed window to the front looking across town to the countryside. This bedroom is fitted with an extensive range of fitted wardrobes and cabinets including display shelves, a dressing table and drawers, top cupboards and bedside cabinets. There is a T.V. point and telephone point and in one corner of the room is an ensuite wash room.

**Ensuite wash room**

A door leads to the wash room which is fitted with a low level w.c. and macerator, a pedestal wash hand basin, partial wainscoting, two downlighters and an extractor fan.

**Bedroom 2 17' 5" x 14' 3" (5.3m x 4.34m)**

A spacious and bright front facing room with a large wood effect Upvc double glazed sash window to the front looking over the edge of town to countryside. The room has two ceiling light points, a large double panel radiator, coving, a T.V. point and a door to the ensuite shower room.

**Ensuite shower room**

Fitted with a fully tiled shower cubicle with a glazed shower screen door and a built in thermostatic shower, a low level w.c. and a pedestal wash hand basin with tiled splashbacks and shaver/light above. There is a chromed dual fuel towel rail/radiator, a vinyl floor, three downlighters and an extractor fan.

**Second floor landing**

A dog leg staircase with a half landing leads up to the upper landing at the second floor level. On the half landing is a Upvc double glazed door which leads out to wooden steps down to a south facing deck which overlooks the walled garden. At second floor level there are timber doors which lead to the wash room/w.c. and to bedrooms 3 and 4.

**Bedroom 3 18' x 12' 2" (5.48m x 3.71m)**

A charming room with plenty of headroom, exposed roof trusses and a feature granite chimney breast. This is a spacious double bedroom which has a single glazed side window and a large Velux double glazed window set into the roof looking over the edge of town to the moor. There are two ceiling mounted spotlight clusters, a single panel radiator, a T.V. point, built in closets and an eaves access hatch.

## Bedroom 4 18' 11" x 11' 11" (5.76m x 3.63m)



This is another generous double room with exposed roof trusses, a Velux double glazed skylight with a view across town to the moor, a built in hanging closet and a single panel radiator.

## Wash room/w.c.

This is fitted with a pedestal wash hand basin, a low level w.c. with a macerator, painted wainscoting and a ceiling mounted downlighter.

## Deck 23' 10" x 9' 4" (7.26m x 2.84m)



The deck is accessed from the half landing of the second staircase and is laid with wood with wooden balusters and a wire barrier overlooking the garden as well as a glass balustrade to the western side. This is a good amenity for the house and is south facing.

## Walled garden 30' x 25' (9.14m x 7.61m)

The attractive garden is walled and south facing. The garden has a paved patio area and there are raised granite features with gravelled spaces for seating. The garden has a re-seeded lawn and has some mature flowering shrubs and bushes.

## Services

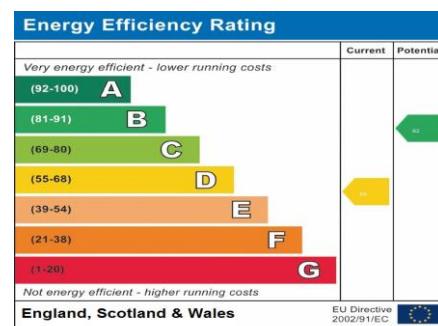
Mains gas, water, electricity and drainage.

## Council tax band

Band D

## Directions

From the cobbled town square turn in a westerly direction and proceed along Court Street past the newsagents, butchers and post office. Just before the mini roundabout on the left is Rope House.



## Viewing by appointment only

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