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Dunstone Cottage, Higher Dunstone, Widecombe TQ13 7TH

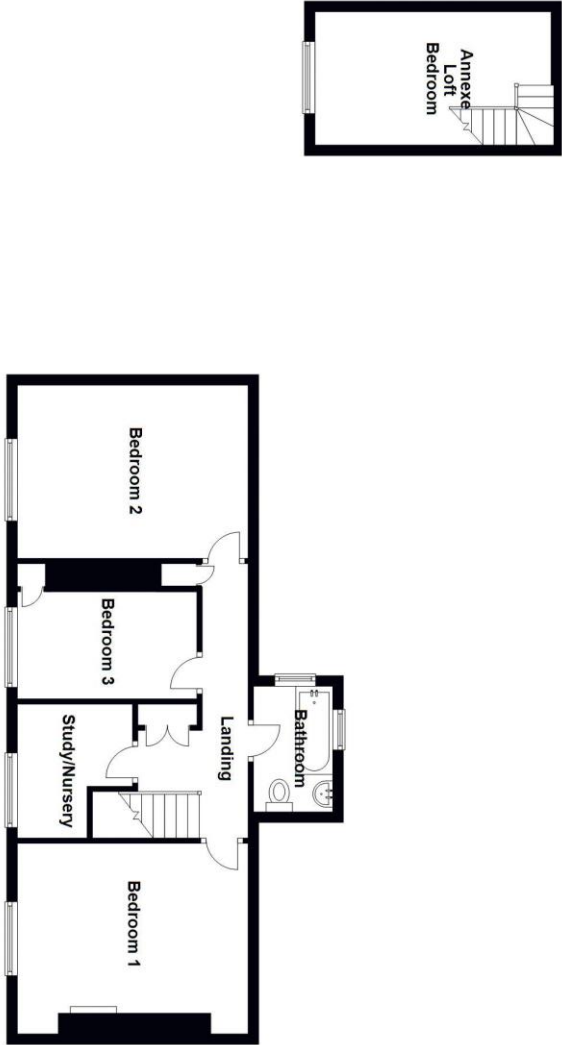
Price : £895,000 Freehold



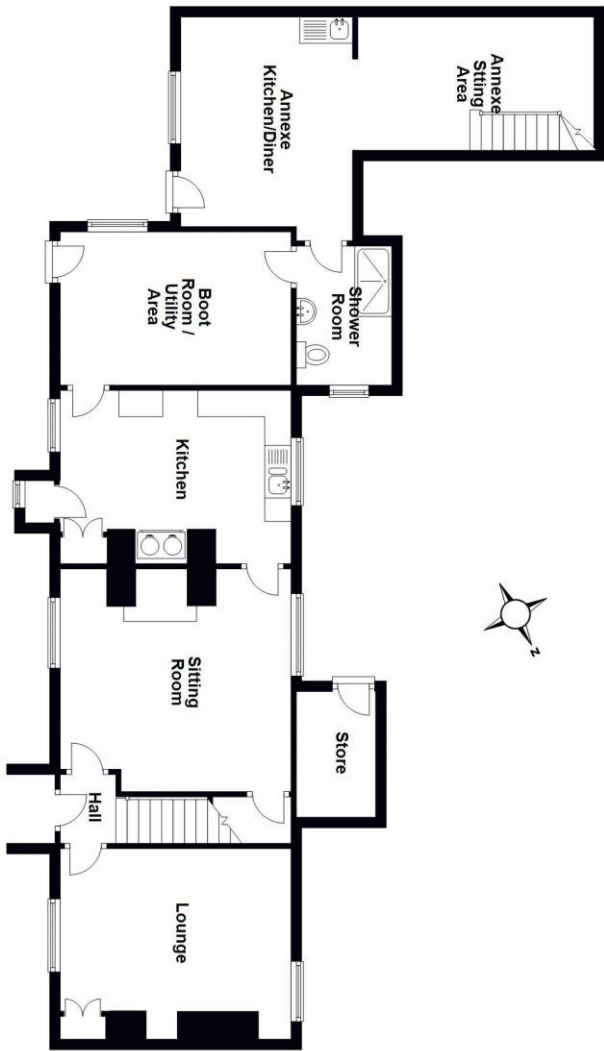
- A detached granite home with annexe rebuilt in the last ten years •
- Walled garden of 0.22 acres/0.089 Ha with beautiful southerly moorland views •
- Entrance porch and lobby • Sitting room with fireplace and stove plus separate lounge •
 - Kitchen with Aga and separate boot room/utility area •
- Three bedrooms plus upstairs office • Family bathroom • Delightful garden reception room •
 - Annexe with kitchen, sitting area, loft bedroom and shower room • Large timber shed •



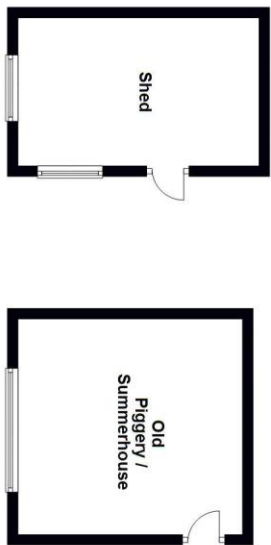
First Floor
Approx. 69.2 sq. metres (744.7 sq. feet)



Ground Floor
Approx. 102.9 sq. metres (1107.8 sq. feet)



Outbuildings
Approx. 29.5 sq. metres (317.3 sq. feet)



Total area: approx. 201.6 sq. metres (2169.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given. Plans produced using PlanUp.

The Property

Dunstone Cottage was rebuilt about ten years ago and is now a charming family home set in a walled garden of 0.22 acres which enjoys glorious views to the south over beautiful Dartmoor countryside to the high moor. The fully double glazed accommodation comprises two generous reception rooms one of which has a granite fireplace and wood burner, a kitchen with an electric Aga, a large boot room/utility area, two double bedrooms and a good single bedroom upstairs as well as a family bathroom. In the garden close to the cottage is a stone built garden reception room with great moorland views. The cottage has underfloor heating to the ground floor and radiators upstairs with an oil fired boiler. Attached to the cottage is an annexe which has a kitchen/dining area, a sitting area, a shower room and a loft bedroom. The whole property has a new waste processing system concealed at the edge of the garden. The garden is mostly walled with granite and timber steps and gravelled paths with an upper patio and a lower sitting area facing into the evening sun. The garden is well stocked and has many fruit trees. Fowlers very strongly recommend viewing Dunstone Cottage.

Situation

Higher Dunstone is located about 3/4 of a mile from the moorland village of Widecombe in the Moor. Dunstone Cottage is in an elevated position which affords great views across the Dartmoor countryside to the high moor at Rippon Tor. The busy village of Widecombe has a Primary school, Parish church, a village shop, a cafe and two pubs. The area is criss-crossed with countryside and moorland walks. Nearby Ashburton which is 5 miles away has a wider range of shops and a senior school, access to the A38 and on to Exeter which is about 20 miles away.

Entrance

A gravelled and cobbled pathway leads across the front of the cottage to the front porch and annexe.

Porch

Granite steps lead up to the open fronted porch which has a broad oak front door and a wall light point.

Entrance lobby This lobby has an earthstone floor, a pine staircase and handrail, one flush mounted ceiling recessed LED light and smart oak latched doors to the lounge and the sitting room.

Lounge 14' 4" x 11' 11" (4.37m x 3.63m)



A bright and spacious double aspect room with oak double glazed windows and a window seat to the front, a fireplace recess which is presently decommissioned, fitted bookshelves, a TV point and four flush mounted ceiling LED downlighters. The earthstone floor has underfloor heating and there is an individual room thermostat.

Sitting room 14' 6" x 13' 11" (4.42m x 4.24m)

A sunny room with dual aspect oak windows and a window seat to the front where there is a great view to the moor. There is a large granite fireplace with a slate hearth and a fitted Woodwarm stove with a lined flue. The earthstone floor is underfloor heated and there is an individual thermostat. There is a central flush mounted ceiling LED downlighter and an oak latched door to a large understairs storage cupboard with lighting.

Kitchen 14' 5" x 10' 10" (4.39m x 3.3m)

The kitchen was fitted only about five years ago and features an electric Aga set into the chimney breast. The units comprise base and wall cabinets with oak worktops, a single drainer stainless steel sink, and space for a fridge/freezer and freestanding cooker or dishwasher. There is an extractor fan, two oak double glazed windows, oak latched doors to a larder cupboard and to the boot/utility room and there are nine LED flush mounted ceiling lights.

Boot room/utility space 16' 3" x 9' 7" (4.95m x 2.92m)

The boot room has its own exterior door to the front of the property and there is a further insulated lockable door that leads into the shower room for the annexe. This room has lots of space for boots and coats, dog beds, the Grant floor mounted oil fired central heating boiler, a large factory insulated hot water cylinder with a back-up immersion heater, space for a washing machine, dryer and freezers.

First floor

The landing is pine floored and has oak latched doors to all rooms and a double glazed oak window looking out to a field at the rear. There is a built in linen cupboard, two pendant light points and a double panel radiator.

Study/nursery room 8' 5" x 6' 11" max (2.56m x 2.11m)



This front facing room has an oak double glazed window and window seat with a view to the moor, space for a small desk or a baby's cot, the floor is pine and there is a pendant light point and a double panel radiator.

Bedroom 1 14' 5" x 11' 10" (4.39m x 3.6m)



This is a generous double bedroom with an oak double glazed window and window seat with views to the moor. It features a decommissioned cast iron fireplace and grate with painted timber surround and mantel shelf, built in shelving and a single wardrobe with hanging rail. A triple panel radiator is fitted, a TV point and a pendant light point.

Bedroom 2 14' 7" x 10' 10" (4.44m x 3.3m)



A second generous double bedroom which looks out to some lovely moorland views. The floor is pine, there is a pendant light point, a large double panel radiator, a TV point and access to the insulated loft void.

Bedroom 3 11' 5" x 7' 3" (3.48m x 2.21m)



This is a front facing single bedroom with a double glazed oak window and window seat with moorland view, a built in single wardrobe with hanging rail, a double panel radiator, a pine floor and a pendant light point.

Bathroom

The bathroom is fitted with a white pressed steel bath with painted timber side panels and chromed taps, a Burlington porcelain wash hand basin with chromed taps with a wall light point and shaver point above and a matching low level w.c. An extractor fan is installed, four LED downlighters and three oak double glazed windows with a view to a field behind the cottage.

The Annexe

Linked to the cottage by the shower room, the annexe is self contained with a single loft bedroom and a sitting and dining area on the ground floor.

Entrance

The annexe has its own front door entrance from a small lawned area in front and to the side of the cottage boot room/utility area.

Annexe kitchen/dining room 13' 1" x 10' 8" (3.98m x 3.25m)



This travertine floored room has a double glazed upvc window looking to the cottage garden and the view. It also has a single glazed side window above the single drainer stainless steel sink which is set on a base unit with hardwood worktop and space to the side for an electric cooker. There are six LED downlighters, a shallow step up to the sitting area and a doorway to the shower room.

Annexe shower room

This has been recently refitted with a smart travertine floor with electric underfloor heating, a wall mounted electric towel rail, a walk in shower with a glass screen and built in thermostatic shower controls with a rain shower head. There is a low level w.c., a pedestal wash hand basin with a light point above, four LED downlighters and a lockable door that leads to the boot room/utility area of the cottage.

Annexe sitting area 14' 8" x 8' 4" (4.47m x 2.54m)

The sitting area is slate floored and has two wall light points, a wall mounted consumer unit and stairs to the first floor with an understairs cupboard.

Annexe loft bedroom 15' 3" x 8' 7" (4.64m x 2.61m)



This is a bright loft room with upvc double glazed windows looking across to the moor. A white painted balustrade protects the stairwell. there is a spotlight fixture and space for a double bed.

The Old Piggery/Summerhouse 13' 4" x 13' 4" (4.06m x 4.06m)



The Old Piggery is a super garden reception room and summer house which has power and light, a ceiling open to the eaves, two pendant light points and a broad window looking out across the garden to the beautiful Dartmoor countryside and Rippon Tor across the valley.

Timber shed 15' 4" x 9' 3" (4.67m x 2.82m)

This timber built shed has a stable door, two windows and a concrete floor.

The grounds

The garden is walled and on a gentle incline with stepped lawns and glorious views across the valley to the open moor. It faces in a southerly direction and enjoys the very best of the sun. At both the bottom and top of the garden are sitting area/patios from which to enjoy the views and sunshine and there is a young oak tree for shade in the hottest part of the day. Throughout the garden there are fruit trees apples, pears, plums, a Medlar and a Quince tree. There are some well stocked shrubberies, a fig tree and climbing flowering plants adorn some of the granite walls.

Services

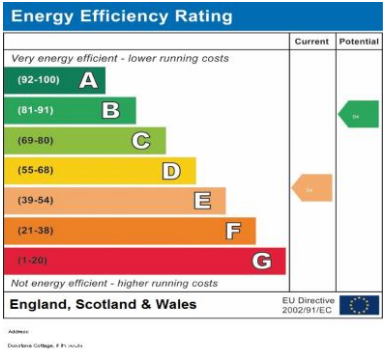
Mains electricity and water. Oil by private contract. The oil tank is a compliant 1000 litre bunded tank. The drainage is to a new Hydro Clear Harlequin waste processing unit which is compliant with the 2012 Environment Agency Binding Rules.

Council tax band

Band E

Directions

From the centre of Widecombe in the Moor take the road to the south which leads to Dunstone and Ponsworthy. After about three quarters of a mile turn right into the lane which leads to Higher Dunstone and just around the corner is a small white painted chapel. Just beyond the chapel is the track which leads to Dunstone Cottage



Viewing by appointment only

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