



Woolfold Cottage

2 Old Walls, Chagford, Devon TQ13 8ES

RENDELLS

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Asking Price £780,000

A semi detached five bedroom, three reception 13th century house located less than 2 miles from the centre of the sought after market town of Chagford. Offered in great internal condition and sitting within a plot of approx 6.7 acres with outbuildings, garden, field, garage and parking.

- **Unlisted semi detached house.**
- **Plot extending to approximately 6.70 acres.**
- **4 double bedrooms and one single.**
- **Utility/Music Room, Stores, and Garage.**
- **Good walking straight out onto the Mariners and Two Moors Way.**
- **Quiet, tucked away location close to the High Moor.**

Chagford under 2 miles, A30 dual carriageway 5.5 miles, Exeter City Centre 22 miles.
Exeter St Davids mainline train station 23 miles. Exeter International Airport 30 miles approx.

Situation:

The property is located less than 2 miles from the centre of Chagford and well within Dartmoor National Park. It is only about a mile from the high moor of Chagford Common & Kes Tor continuing along the dead end road that runs past the house itself. It is sheltered from the weather by the hill behind and enjoys great views from its own land. Chagford offers a great variety of independent shops, pubs, and eateries as well as a great selection of community clubs and activities. There is also an open air swimming pool operating during the summer months.

The A30 dual carriageway is 5.5 miles to the north, giving access to the beaches of Cornwall in the west and the Cathedral City of Exeter in the east with a wide variety of amenities and providing access to the M5, mainline railway and international airport.

Description:

Woolfold Cottage forms part of what was once a single granite built longhouse believed to have been built in the thirteenth century. At some stage it was separated and in 1947 part of it burnt down and was rebuilt. It has since been extended a couple of times, most recently circa 2008, and offers spacious family accommodation over its two floors with a great sized Kitchen Diner/Family Room at its heart.

Externally it sits on a plot of approx 6.70 acres combining a number of private and secluded areas that incorporate an outside BBQ and entertaining area, pretty walled front garden, outbuildings and a sizeable 6.1 acre field above providing potential for equestrian use.

Accommodation:

A part open storm porch provides storage for outside shoes or logs. The front door opens into the Entrance Lobby with stairs rising to the first floor. The lobby is open to the original Dining Room with its large granite fireplace but which is currently used more as an office/study. This leads through to the main Living Room with a matching and imposing granite fireplace housing a modern woodburner for those colder winter nights and with views over the pretty front garden.





Accommodation (cont.)

To the rear is the delightful Kitchen Diner/Family Room which forms the heart of the dwelling, having been added around 2010. It centers around the Kitchen and island which offers a range of storage units under granite work surfaces with space for appliances and incorporates a breakfast bar. There is also an attractive larder cupboard built into the original wall. The room benefits from a good deal of natural light from the high level and skylight windows. Alongside the Kitchen and Dining Areas is a Family seating area to relax in.

Located just off this room is a good sized Boot Room with a door to a large tiled wet room and also a door out to the side garden and providing access to the external Utility/Music Room which also forms part of the extensions.

The stairs from the Lobby rise to a first floor landing which offers good display shelving and incorporates an area for a small desk/study looking to the rear. There is access to four large double bedrooms and a single bedroom and the spacious modern family Bathroom with dual sinks and a separate shower cubicle as well as the modern bath, WC, and vanity storage units.

Outside

To the front is a pretty walled and level garden with two gates from the council road. It has a granite lined path with roses and a small tree.

A further gate leads through to the side garden with a paved area with attractive granite walling leading to the BBQ and entertaining area and the terraced lawned garden with a number of shrubs and trees. There is also a granite outbuilding with two storage rooms with light and power connected.

Storage 1: 2.46m x 1.88m

Storage 2: 2.20m x 1.08m

The path continues round to the side of the rear Kitchen/Boot Room with a clever covered area providing excellent outdoor storage for wet weather gear. From here there are stone steps leading up to a small Orchard area with fruit trees and a Vegetable garden with a gate leading through into the large field behind. The field is sloping but has been used both for equestrian purposes and also for livestock by the current owners. It can be accessed from either a lower gate adjacent to No 1 Old Walls or from the top of the field along a track owned by Woolfold Cottage. A neighbouring farm has a right of way along this track only.

From the top of the field and track there is access and a right of way to the Mariners Way which joins up with the Two Moors Way nearby. Obviously there is therefore excellent walking straight from the property or riding out from Chagford Common which is only a mile further up the dead end council road.

On the opposite side of the road is a turn in with parking for a couple of vehicles as well as a granite **Garage/Store** (4.30m x 2.44m). The next door neighbours own the stables beyond this and enjoy a right of way over this parking area.

The plot including the house extends to approximately 6.70 acres.





General Remarks & Stipulations:**Tenure:**

Freehold with vacant possession.

Council Tax:

Band B (£1,895.59 for 2024/25)

EPC:

D68

Services:

Mains Electricity. Private water from a shared borehole with treatment system. Shared private drainage via treatment plant.
 Oiled fired central heating system from boiler and radiators. Secondary woodburner located in Sitting Room .
 Ultrafast broadband available up to 1800 mbps (Source Ofcom)

Local and Planning Authority:West Devon Borough Council - www.westdevon.gov.uk - 01822 813600Dartmoor National Park - www.dartmoor.gov.uk - 01626 832093**Access:**

The property enjoys its own access from the council road. Parking is located opposite the house or on road.

Environmental Stewardship Schemes:

The land has not been registered with the Rural Payments Agency. It is not in any Environmental Stewardship schemes.

Wayleaves, Easements:

The property is sold subject to any Rights of Way, wayleave, Rights or Easements which exist at the time of the sale whether they are mentioned or not.

Fixtures & Fittings:

All fixture and fittings, unless specifically referred to in these particulars, are expressly excluded from the sale of the freehold.

Plans & Maps:

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Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings**Strictly by appointment only** through Rendells Estate Agents, Tel: 01647 432277**Directions:**

From the main square in Chagford turn right into Mill Street and after about 100m follow it round to the left into Manor Road and continue down the hill and back up the other side. At the top of hill follow it to the left and take the right hand turn signposted Kestor and Thornworthy. Keep on this lane for about 1 mile, passing Yeo Farm and crossing the South Teign River. As you come round a sharp right hand bend there are two houses on the left hand side. The second one is Woolfold Cottage.

What3Words location: processes.impulses.rejoiced

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

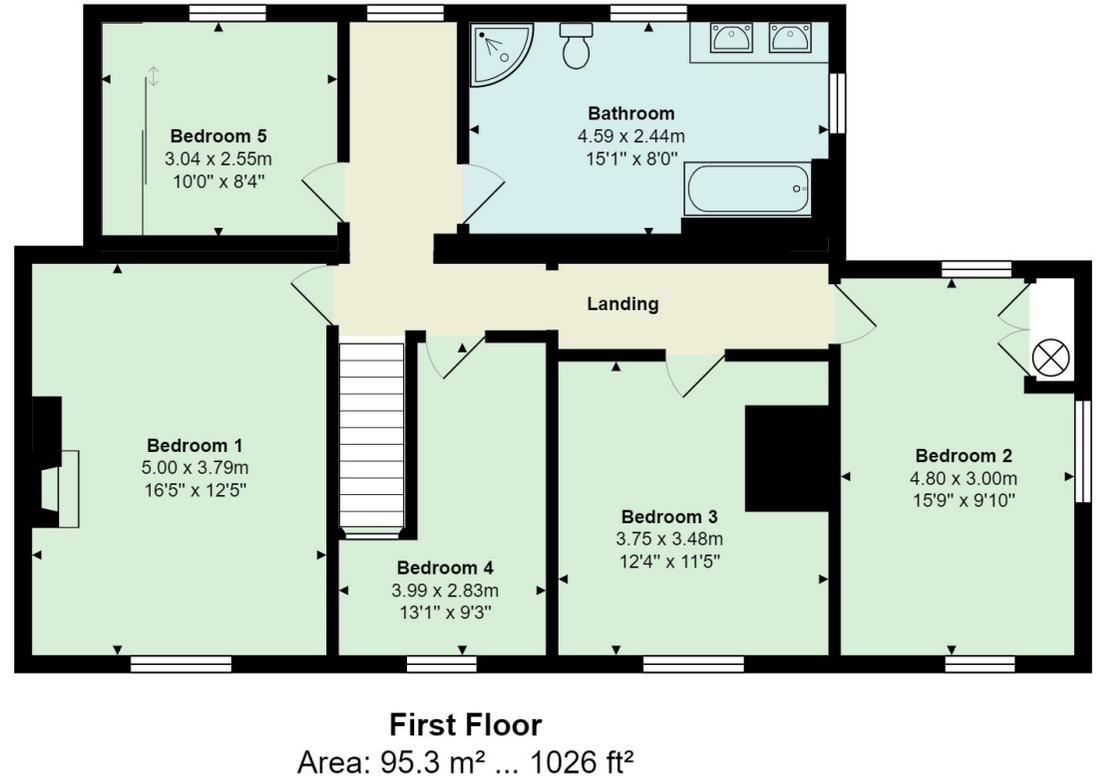


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Total Area: 207.4 m² ... 2232 ft²
All measurements are approximate and for display purposes only



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