



Dapwell Hey, Southcombe Street, Chagford





A **contemporary house** set in a beautiful garden in the centre of Chagford with pasture, woodland and views towards Cosdon Beacon, Ancient Woodland and Castle Drogo.

Summary of accommodation

Hall | Sitting room | Sun room | Dining room | Kitchen/breakfast room | Utility room | Cloakroom | Workshop | Gardener's WC
Landing | Principal bedroom with en suite shower room | Two further double bedrooms | Family shower room | Separate WC
Parking | Double garage with attached store | Granite barn incorporating studio and office | Summerhouse | Large storage shed | Garden
Fruit cage and vegetable garden | Orchard | Paddock | Woodland

In all about 1.89 acres (0.76 hectares)

Distances

Chagford town centre 3 minute walk, A382 1.5 miles, Okehampton (Waitrose) 13 miles, M5 J31 19 miles
Exeter City Centre/Exeter St. Davids station 18 miles (Paddington 2 hours), Exeter Airport 29 miles (London City Airport 1 hour)
(All distances and times are approximate)



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Location

Dapwell Hey is situated at the end of a short, no-through lane in the small but thriving town of Chagford on the north-east edge of Dartmoor. The town has an unusually wide range of shops, cafés, pubs and places to eat for a town of its size and is also home to a number of local businesses including a health centre and dental and veterinary surgeries (see www.visitchagford.com). It is also known for its arts community, celebrated through an annual series of film, literary, music and craft festivals plus other regular cultural events.

For wider requirements the larger town of Okehampton and the cathedral city of Exeter are both within a reasonable driving distance.

The area also has good transport links with direct rail services from Exeter St Davids to both Paddington and Waterloo and Exeter Airport offers a regular, one-hour service to London City Airport.

There is a wide choice of schools in the local area from both the state and independent sectors. Independent schools within about an hour's drive include Mount Kelly in Tavistock, Exeter Cathedral School, The Maynard School and Exeter School.

The property

Chagford may be classified as a town but with only 1,500 residents, it feels like a large village. Dapwell Hey has undoubtedly got one of the best settings in a tranquil and private site on the town's northern edge looking out over its garden and lush countryside to the wilds of Dartmoor in the distance in three directions.

Believed to date from the 19th century, the property was largely rebuilt and fully modernised by the current owners in 2018 and today is beautifully presented. It now has a contemporary Scandinavian feel characterised by clean lines and natural materials, particularly wood. The property is rendered at ground level and clad with larch above, over new insulation, all under a slate roof. These features blend the property in well with neighbouring, older properties.





The interior features extensive engineered ash flooring downstairs and pale pine flooring upstairs, some exposed stone and a fine ash staircase that combine with tall, wide windows to create a light and airy feel throughout the house.

The ground floor has three reception rooms with openings from the sitting and dining rooms into the sun room between them to form a single open-plan, U-shaped space. The sun room has floor to ceiling, double glazed windows that look out across the garden along with a rooflight that floods the interior with natural light. A centrally positioned wood burning stove ensures that the house remains snug and cosy during the worst of the British weather. The kitchen is unfussy with clean-cut contemporary units under polished granite work surfaces, a central island, a gas/electric range cooker and a built-in dishwasher.

Upstairs are three double bedrooms grouped along two sides of the well-lit, central landing. Two of the bedrooms, including the principal bedroom, have far-reaching views across the surrounding countryside to Dartmoor in the distance. The principal bedroom has its own en suite shower room, whilst the other two bedrooms share use of the family shower room and separate WC.



Approximate Gross Internal Floor Area
273.4 sq m (2943 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Outbuildings, Garden and Grounds

Dapwell Hey is approached off a short, shared access lane via a wide entrance opening onto a generously sized parking area beside the house. To one side of it is a timber garage block consisting of a double garage and separate garden store. Behind is a further, stone outbuilding housing a studio/workshop on the ground floor and a home office within the roof space.

The property's large garden extends out on two sides of the house from the southwest round to the northwest. Fringing the sunroom is an extensive, paved area with ample space for separate, outside seating and dining areas, part of which is sheltered by an attractively landscaped bank. Beyond the paved area is a lawned slope bounded by tall evergreen hedging for privacy, which descends down to a lower level containing the orchard and a vegetable garden with raised beds and soft fruit cage containing red and black currants, blueberries, gooseberries, raspberries, blackberries and jostas.

Around the garden are a scattering of paved seating areas including a semi-circular stone seat which is sheltered from the window and out of view, surrounded by plants chosen for their all year fragrance and colour.



Along the outer edge is an area of woodland and wide hedgerows that have been recently replanted and are managed for wildlife. The paddock is completely secluded with a small orchard just reaching maturity comprising pears, plums, apples and meddlar, thoughtfully selected for their sustainability, along with a further vegetable plot. In all the garden and grounds extend to about 1.89 acres (0.76 hectares).



Services

Mains water, gas & electricity. Private drainage. Gas underfloor heating throughout with radiators in bedrooms. Wood-burning stove.

Directions (Postcode: TQ13 8AY)

From the A30 between Cheriton Bishop and Okehampton, take the turn-off onto the A382 towards Moretonhampstead. At the roundabout after half a mile take the first exit, continuing on the A382, signed to Chagford. After approximately 3.4 miles, at Easton crossroads take the right-hand turn signposted to Chagford. Continue along this road and as you enter the town, Lower Street becomes Southcombe Street on a left-hand bend. Turn right off the bend and the driveway entrance to the property will be found on the left after about 30 yards.

Property information

Tenure: Freehold

Local Authority: West Devon Borough Council (www.westdevon.gov.uk).

Council Tax: Band E

EPC Rating: C

Guide Price: £1,200,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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