



CHILLATON

GUIDE PRICE. £670,000

Spacious & Versatile 4-5 Bedroom Period Home

 5 Bedrooms

 2 Bathrooms

 3 Reception Rooms

 EPC Rating: E (44)


MILLER
TOWN & COUNTRY



- » Spacious and Versatile Period House
- » Large Gardens & 2 Paddocks
- » Approximately 4 Acres in Total
- » Range of Useful Outbuildings
- » Generous Parking & Turning Area, Garage
- » Views to Village, Valley & Open Countryside
- » Convenient Situation
- » Easy Access to Outriding

The Property

Spacious and versatile 4-5-bedroom period house set in approximately 4 acres of beautifully landscaped gardens, with two further paddocks. Situated in an elevated position with views over the village and across the valley to open countryside, the property offers a good degree of privacy and seclusion and from here one can easily access open moorland for walking or outriding with Liddaton and Brentor only a short hack away. The property also offers a wide range of outbuildings offering scope for stables and machine/vehicle storage, and a detached stone barn has been converted into a studio/home office but could easily be utilized for a range of other purposes subject to the necessary consents. Immediately surrounding the property are beautiful, landscaped gardens separated into several 'outside rooms', terraced areas, generous areas of lawns and planted beds and borders.

Location

Located between the towns of Tavistock, Launceston and Okehampton and within 45 minute drive from Plymouth and Exeter, this is a great position sitting perched to the Devon-Cornwall border.

Accommodation

Ground Floor

- Entrance Porch/Sun Lounge 14'11" x 5'7"
- Entrance Hall 5'7" x 24'5" (max)
- Sitting Room 13'10" x 14'6" (into bay window)
- Dining Room 11'6" x 13'9" (into bay window)
- Kitchen 11'6" x 11'6"
- Bedroom 5 15'5" x 8'11" (average)
- En-suite 6'3" x 4'11"
- Rear Hall/Garden Room 19'9" x 9'2" (average)
- Utility Room 10'0" x 8'8"
- Cloakroom/WC
- Home Office/Playroom 9'10" x 10'10"

First Floor

- Bedroom 1 13'6" x 14'4" (into bay window)
- Bedroom 2 11'7" x 14'4" (into bay window)
- Bedroom 3 13'10" x 10'0"
- Bathroom 6'1" x 6'10"
- Bedroom 4 11'6" x 11'1"

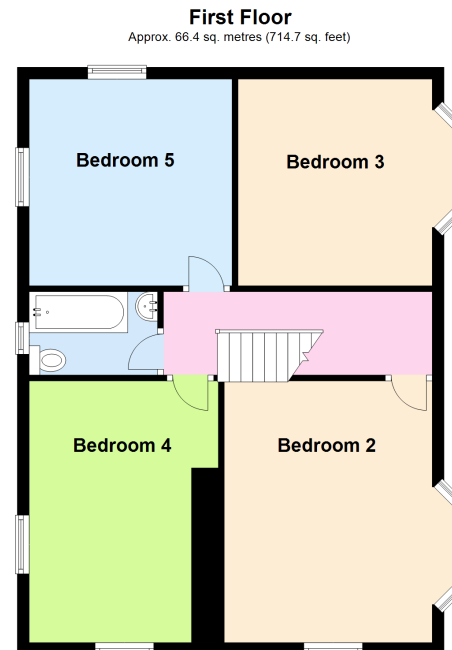
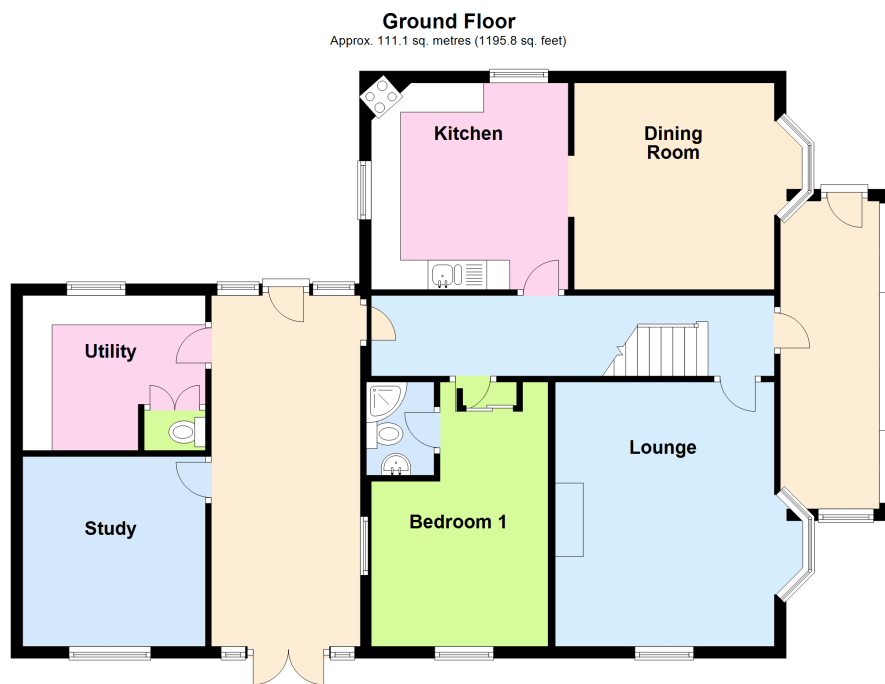
Outside

The property is approached via a gated entrance and up a driveway which leads to a generous parking and turning area, giving access to a detached garage/workshop.

- Garage/Workshop 13'5" x 19'5"
- Additional Workshop Area 7'1" x 13'5"
- Block Built Storage Barn 19'0" x 11'4"
- 4 Bay Agricultural Barn 62'4" x 34'7"
- Nissen Hut 73'9" x 18'0"
- Detached Stone Barn 28'6" x 12'6" (overall)

Services: Mains electricity, water, drainage.

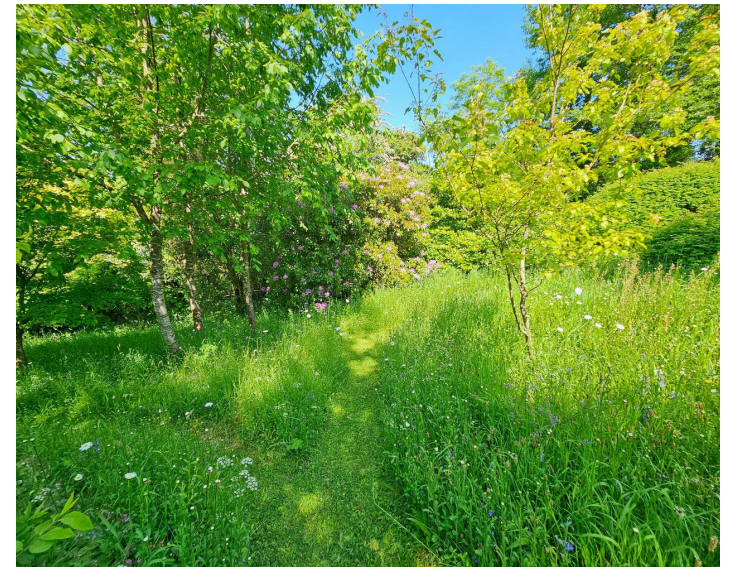
Council Tax Band: E



Total area: approx. 177.5 sq. metres (1910.5 sq. feet)

Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

Hillside , Chillaton, Lifton



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VIEWING:

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Council Tax Band: E

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