



Westcott Cottage, Chagford, Dartmoor National Park,  
Devon

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# Westcott Cottage, Chagford, Dartmoor National Park, Devon TQ13 8JF

A charming Grade II\* Listed cottage set on the outskirts of the idyllic Dartmoor village of Chagford

Chagford 0.6 miles, A30 5.0 miles, Okehampton 12.0 miles, Exeter 21 miles

Sitting/dining room | Kitchen | Utility | Pantry  
Three bedrooms | Family bathroom | Garden  
EPC rating F

## The property

Westcott Cottage is a beautifully presented three-bedroom Grade II Listed detached family home. The cottage, which dates originally from the 16th century, features a thatched roof and granite elevations, while inside the characterful original fireplaces and exposed timbers compliment the neutral understated elegance of the décor and fittings. The cottage enjoys enclosed garden and picturesque rural surroundings. The central heating is oil fired to radiators.

The entrance leads into a well-designed dual aspect kitchen with a tough wearing cork floor. The well-equipped kitchen has integrated appliances including an oven with a hob and extractor hood. There is space for a breakfast table and a soft water tap to enjoy the fresh Devon water. There is a radiator, ample worktop space and storage. Just off the kitchen is a pantry which holds the fridge, microwave and household goods. There is also storage for coats and shoes. Leading off the downstairs hallway is a dual-aspect room currently used as a guest bedroom/study. The room allows for flexible accommodation options and could easily be used as a more formal dining room if needed. The light-filled sitting room features

an impressive inglenook fireplace fitted with a wood burner and French doors that open out onto the garden. This lovely relaxing space features open beams, storage under the stairs for books and games, with a light from the landing and stunning views out to the garden and countryside. There are plenty of power points, a TV point and smoke alarm. There is plenty of space for the sitting room to also be used as a sitting/dining room. The utility room houses the boiler, oil tank, the washing machine and tumble dryer. There is plenty of space for the lawnmower, garden furniture and an opportunity to partition these sections as there are currently two doors into this space.

The painted staircase rises to a light filled landing with four doors leading to the bedrooms and bathroom. All the upstairs rooms feature double glazing and an innovative blackout mechanism. The first bedroom is currently a twin room, decorated for young children to visit. However, it can also be used as a double bedroom, benefiting from a wardrobe and chest of drawers. It is dual aspect benefiting from the landing windows and has stunning views across the garden and to the fields beyond. The bathroom has been completely refitted with a warm cork floor, a new white bath with tiled side panels and a modern over bath shower. A spacious room with a wide modern wash hand basin, a low level w.c. and a bidet. The bathroom is dual aspect, features a chrome towel radiator alongside a modern tall radiator to ensure a warm comfortable room. This is a large bedroom with two windows and a glorious view of the garden and Dartmoor hills. It has ample space for a super king-size bed, chests of drawers and wardrobe. This room historically was two bedrooms and could easily be separated again to afford 3 double bedrooms upstairs. The current owners have made it one larger master suite with an area to draw/paint inspired from the nature of Dartmoor, this could easily be made into a dressing room instead.





## Outside

Wescott Cottage has the considerable benefit of a large garden with established flowerbeds alongside the cottage, a level area of well-maintained lawn, bordered by timber fencing and established hedgerow. The cottage shares an entrance with the neighbouring Westcott Farm with five-bar wooden gates opening onto a driveway and gravel parking area, with designated parking space for several vehicles.

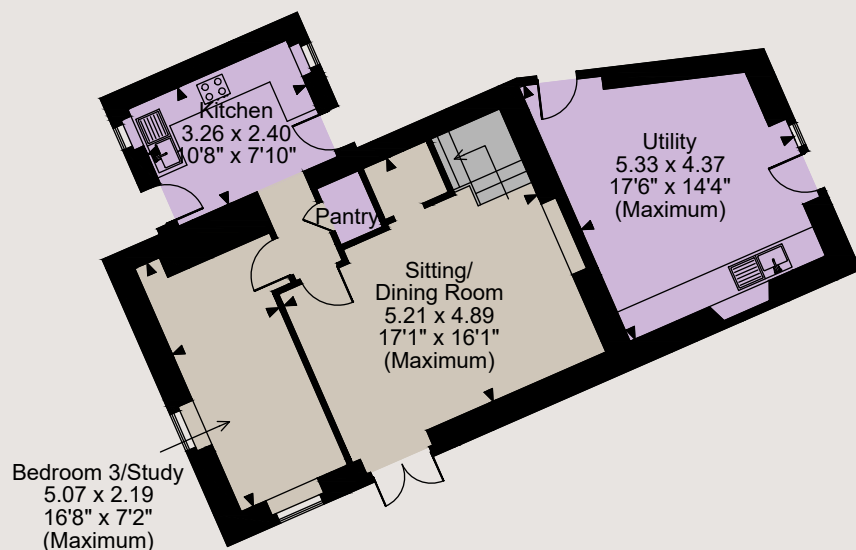
## Location

Westcott cottage is located on the edge of the highly sought-after Dartmoor village of Chagford, just a 15-minute walk into the vibrant town. Chagford has a wide variety of day to day and specialist shops, pubs, cafes, a primary school, pre-school and Montessori, a Parish church, Roman Catholic church, and a chapel. There are good sports facilities with a pavilion, cricket and football pitch, a tennis club, bowling club and a popular open-air swimming pool in the summertime. It has great access for riverside and countryside walks in the National Trust Drogo estate or on any of the many local footpaths. The market town of Okehampton is approximately 12 miles away, with its excellent selection of shops, supermarkets, schools, and leisure facilities. There are golf courses nearby at Bovey Castle near Moretonhampstead and at Stover near Bovey Tracey. The thriving city of Exeter is just 20 miles to the east, offering a comprehensive range of cultural, leisure, recreational and educational facilities, first-class shopping and excellent schooling.

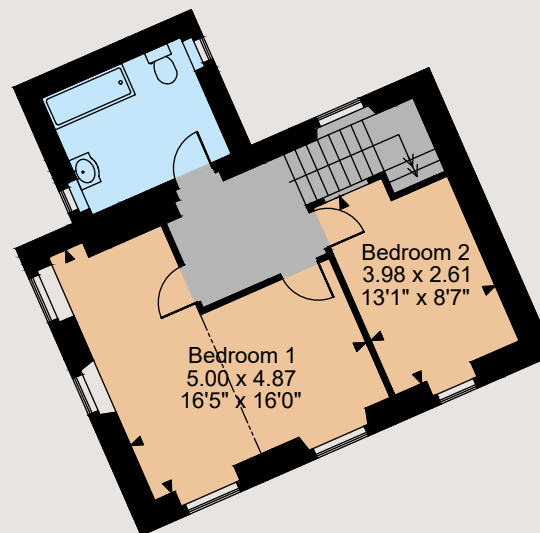
We strongly recommend viewing this delightful character home which could be an ideal home for a couple, a popular holiday rental investment or just a relaxing bolt hole.



Floorplans  
House internal area 1,234 sq ft (115 sq m)  
For identification purposes only.



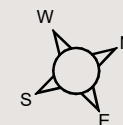
**Cottage Ground Floor**



**Cottage First Floor**

The position & size of doors, windows, appliances and other features are approximate only.

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## Directions

The postcode TQ13 8JF will take you to the property using a satellite navigation system.

## General

**Local Authority:** West Devon Borough Council

**Services:** Mains electricity and water. Private drainage via a septic tank which we understand is compliant with current regulations. Oil-fired central heating.

**Council Tax:** Band D

**Wayleaves and Easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**Tenure:** Freehold

**Guide Price:** £500,000

## Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

**01392 215631**

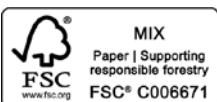
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