



Westhill House

Chagford, Dartmoor National Park, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A spacious four-bedroom home with exceptional views over the surrounding Dartmoor countryside and approx. 1.1 acres

Westhill House is a beautifully presented detached family home, offering over 2,300 sq ft of light-filled, contemporary accommodation. Set within enchanting gardens of approximately 1.1 acres, the property lies in a peaceful and private position on the edge of the highly sought-after town of Chagford, with exceptional views across Dartmoor National Park.



2 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE & STORES



1.1 ACRES



FREEHOLD



STRIKING DISTANCE OF CHAGFORD



2,311 SQ FT



GUIDE PRICE £1,100,000



The property

Westhill House has been newly refurbished by the current owner to create a stylish and contemporary home with modern fixtures and fittings throughout. Improvements include complete redecoration, a newly renovated kitchen/dining room, underfloor heating throughout and upgraded bathrooms.

At the entrance a porch provides access to the inner hallway, which has wooden flooring and a turned staircase with a glass and wooden balustrade leading to the galleried first-floor landing. The main reception room is the sitting room, which has a fireplace with a log burner and a double aspect, flooding the space with natural light and affording wonderful views across the surrounding countryside. To the rear, a comfortable family room provides a relaxed living space, enhanced by a Scandinavian-style log burner and sliding glass doors that open onto the terrace. The kitchen/dining room offers additional versatile living space and connects seamlessly to the family room in a semi open-plan layout. The kitchen is fitted with sleek contemporary units and integrated appliances, alongside a dining area with ample space for a family table. The ground floor also benefits from a

cloakroom and a generous utility room, providing further space for storage and appliances. Upstairs, the galleried landing leads to four well-appointed double bedrooms. These include the principal bedroom, which has a dual aspect allowing for plenty of natural light and an en suite bathroom with a bath and a walk-in shower. The three further bedrooms all include built-in wardrobes, with one also benefitting from an en suite shower room. This floor is also serviced by a spacious family bathroom with a bath and separate shower unit.

Outside

The house is situated at the end of a long private driveway, which is accessed via a five-bar wooden gate and leads to a parking area at the side of the house, and to the detached garaging block. The delightful country gardens to the front and rear of the house feature rolling lawns and meadows with various spring flowers, shrubs, hedgerows and mature specimen trees, as well as beautiful and far-reaching views across the surrounding Dartmoor countryside. The gardens also include a vegetable patch with raised beds, storage sheds, a greenhouse and at the back of the house, a large south-facing patio area for al fresco dining.



Location

The property sits in an idyllic rural position on the fringes of the desirable town of Chagford. This part of the moor is renowned for its magnificent scenery, and together with the Teign Valley, offers a great number of superb walking, riding and cycling routes. Chagford is renowned for its friendly community and offers a wide range of local amenities, including plenty of independent and boutique shops, a post office, banks, a health centre, a dentist, superb sports facilities and a good selection of pubs, cafés and restaurants. The town also has an open air swimming pool and various music, film and literary festivals every year. There is also a primary school and a Montessori school. The thriving city of Exeter is approximately 21 miles away and provides a wealth of retail, leisure, and cultural amenities including a theatre, museum, arts centre, a wealth of shopping and fine restaurants. The A30 is just three miles away, offering easy access to the M5 and Cornwall. Mainline trains from Exeter St Davids reach London Paddington in just over two hours, and Exeter Airport offers an ever increasing number of domestic and international flights.

Distances

- Bovey Tracey 11.2 miles
- Okehampton 12.7 miles
- Okehampton Station 13.5 miles
- Exeter 21 miles
- Exeter St. Davids mainline station 22.2 miles
- Newton Abbot 22.2 miles

Nearby Schools

- Chagford C of E Primary School
- Moretonhampstead Primary School
- Stover School
- Mount Kelly
- Exeter School
- The Maynard School
- Exeter College (Ofsted rated outstanding)





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

Main House internal area 2,311 sq ft (215 sq m)
 Garage internal area 514 sq ft (48 sq m)
 Outbuilding internal area 277 sq ft (26 sq m)
 Total internal area 3,102 sq ft (288 sq m)
 For identification purposes only.

Directions

TQ13 8JF
what3words: ///lunch.elections.noted - brings you to the driveway

General

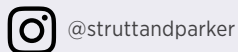
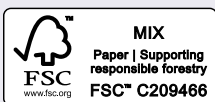
Local Authority: West Devon District Council
Services: Mains electricity, gas (LPG tank) and water. Private drainage which we understand is compliant with current regulations. Underfloor heating.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band G
EPC Rating: TBC
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

exeter@struttandparker.com
 struttandparker.com



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