



- A SUBSTANTIAL DETACHED DORMER BUNGALOW
- OUTSTANDING VIEWS ACROSS DARTMOOR FROM ALL RECEPTION ROOMS
- SITUATED ON THE EDGE OF THE SOUGHT AFTER STANNARY TOWN OF CHAGFORD
- CONVENIENT POSITION FOR ACCESS TO LOCAL AMENITIES
- ADAPTABLE LIVING ACCOMMODATION, SPACIOUS RECEPTION HALL
- KITCHEN/BREAKFAST ROOM OPENING ONTO DECK WITH GLASS CANOPY AND GARDENS, WALK IN PANTRY, UTILITY
- SOUTH FACING LOUNGE WITH LOG BURNER, SECOND RECEPTION ROOM WITH PATIO DOORS
- TWO DOWNSTAIRS DOUBLE BEDROOMS, FIRST FLOOR LARGE DOUBLE BEDROOM SUITE, SECOND DOUBLE BEDROOM
- FAMILY BATHROOM AND SEPARATE CLOAKROOM, ENSUITE SHOWER, DRESSING ROOM AND SEATING/STUDY AREA
- MATURE GARDENS AND GROUNDS, OUTBUILDINGS, EXTENSIVE DRIVEWAY PARKING

Chagford, TQ13 8DB

OIEO £825,000

A substantial, detached, dormer bungalow, set in a picturesque location, backing onto a beautiful valley with outstanding views from all main reception rooms. This property offers large adaptable accommodation over two floors, spacious reception hall, kitchen/breakfast room with bifold doors to rear south facing patio with glazed awning, two large receptions, two spacious ground floor bedrooms, family bathroom and cloakroom, first floor bedroom suite with ensuite shower room and dressing room, further double bedroom. Mature gardens surround the property with well stocked flower borders and extensive driveway parking.



## Property Description

### LOCATION

Lilybrook is set in an enviable edge of town location, easy walking distance from the centre of the sought after moorland town of Chagford. This ancient Stannary town offers a wide variety of specialist shops, butchers, bakers, chemist etc., an excellent primary school, Montessori pre-school, parish church, doctors, dentist, library, cafe's, including memory cafe, four well supported public houses, restaurants and renowned hotels, Gidleigh Park and Bovey Castle within close proximity.

There are excellent sporting facilities with 100s of acres of Dartmoor national park right on your doorstep for walking, riding, cycling and fishing, but Chagford also offers, football and cricket pitches, a bowling club and an open air swimming pool, very popular with the locals. Okehampton within 10 miles offers a wide range of day to day amenities including Waitrose, Lidl and The Coop supermarkets, sports centre, secondary school and railway station to Exeter and onwards to London Waterloo and Paddington. Regular bus service to Exeter, Okehampton and Newton Abbot. A30 access 4 miles.

### DESCRIPTION

Lilybrook was built in the early 1960's, of rendered brick and block elevations under a tiled roof. It was extended into the roof fifteen years ago when a large bedroom suite was added and a further double bedroom. Lilybrook offers bright spacious rooms with large double glazed windows and floor to ceiling bifold and patio doors, all with wonderful views of the surrounding gardens and countryside. The accommodation is extremely adaptable and could be divided to create independent living space for extended family (subject to usual consents).





### ACCOMMODATION

You enter the property through double timber gates into a large gravelled parking area to the front of the property. The glazed front entrance opens into a large reception hall with doors to all principle rooms and open staircase to first floor.

### KITCHEN BREAKFAST ROOM.

This double aspect room is fitted with a wide range of units incorporating an island with Corian worktop over cupboard to one side and breakfast bar to the other, a mains gas Rangemaster cooker with gas five burner top and electric fan ovens with glass and stainless steel cooker hood. Space for large fridge freezer, and dishwasher. The breakfast/dining area has bifold doors onto large composite deck area with glass canopied verandah offering indoor/outdoor living for lounging or dining, with wonderful views over the garden, valley and hillside beyond. Airing cupboard, walk in pantry housing gas boiler.



Door to rear hall, utility room with washing machines, sink, further storage and door to outside.

### SITTING ROOM

A triple aspect light and spacious south facing room with large picture window and views over the beautiful valley and Dartmoor beyond. Feature fireplace with slate hearth and oak beam mantle, fitted with glass fronted log burner.



### SECOND SITTING ROOM

Dual aspect with patio door with side lights opening onto a second decked area and garden beyond. Fireplace tiled hearth and timber surround (not in use).

### BEDROOM TWO

Well proportioned ground floor double bedroom with large window to front aspect overlooking driveway and garden. Radiator.

### BEDROOM THREE

Second good size double bedroom with large window to front aspect overlooking driveway and garden. Radiator.

### FAMILY BATHROOM

With window to side aspect, white bathroom suite, bath with timber side panel and tiled splash back, mixer taps with shower attachment, pedestal wash hand basin with freestanding vanity unit cupboard beneath and mirror over, separate shower cubicle with Mira electric shower, glass side panel and glass door, fully tiled. Radiator and wall mounted electric heater.

### CLOAKROOM

With two windows at high level, back to wall toilet with concealed cistern, white wall mounted wash hand basin with vanity unit beneath. Radiator.

Open stair case rising from reception hall to the first floor ...

### MASTER BEDROOM SUITE

A particularly lovely and spacious master bedroom suite, running full length of the house, with sloping ceilings. four Velux windows to front and rear with stunning views over the valley and wooded hills beyond. The suite consists of a large bedroom area with well proportioned walk in dressing room and lounge/office space. Large eaves storage cupboards.

### ENSUITE SHOWER ROOM

With Velux window, back to wall wash hand basin with vanity unit drawers beneath, back to wall WC with concealed cistern and half height panelling to walls.

Walk in shower cubicle with Mira electric shower and fully tiled walls with glass door. Electric towel rail.

### BEDROOM FOUR

Another delightful double/twin bedroom with sloping ceilings, window to front of property radiator and large built in storage cupboard.

### GARDENS GROUNDS AND OUTBUILDINGS

Outside, set to the rear of the property is a large composite decked area with a beautiful glazed awning, with climbing roses, honeysuckle and clematis, creating a secluded seating area overlooking the garden and hills beyond. The remainder of the rear garden is laid to lawn with abundantly planted flowerbeds full of perennials and colourful shrubs. A summerhouse is positioned in the corner of the garden to catch the last rays of sun.

Through the garden gate to the east side of the property there is a further lawned area with fruit trees, plum and apple and an ornamental pond with water fountain. This side garden leads to the front of the property where there is a gravelled parking area for 5/6 vehicles, surrounded by further lawned area, flowerbeds and large vegetable patch. A substantial timber shed with lean-to was built last summer creating very useful storage and workshop space. To the west side of the house is a slabbed area leading to a further wooden shed. Lilybrook is screened from the lane beautifully with a large beach hedge giving the property plenty of privacy.

Please note adjoining land may be available by separate negotiation.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band F

8 Solar Panels on south facing roof supporting daytime electricity usage.

The property has the benefit of Solar Photovoltaic panels and prospective purchasers should take appropriate legal advice with regards to the ownership, feed in tariff payments and any third party agreements that may be in place.

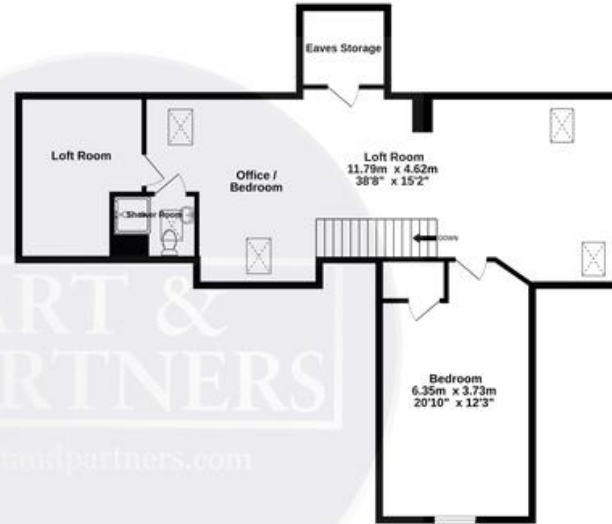


| Energy Efficiency Rating                           |   | Current                 | Potential |
|----------------------------------------------------|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92+)                                              | A |                         |           |
| (81-91)                                            | B |                         |           |
| (69-80)                                            | C |                         | 80        |
| (55-68)                                            | D | 64                      |           |
| (39-54)                                            | E |                         |           |
| (21-38)                                            | F |                         |           |
| (1-20)                                             | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| England & Wales                                    |   | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                                      |   |                         |           |

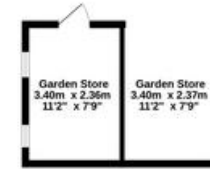
Ground Floor  
151.3 sq.m. (1629 sq.ft.) approx.



1st Floor  
90.2 sq.m. (970 sq.ft.) approx.



Outbuilding  
16.1 sq.m. (173 sq.ft.) approx.



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**TOTAL FLOOR AREA : 257.6 sq.m. (2773 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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