

A SPACIOUS AND COMFORTABLE FORMER FARMHOUSE, WITH 4 BEDROOMS AND THREE LARGE RECEPTION ROOMS IDEAL FOR FAMILY OCCUPATION ALONG WITH AN ATTACHED COTTAGE PROVIDING SELF CONTAINED ACCOMMODATION WHICH COULD BE USED FOR LETTING OR A RELATIVE. ALL SET IN MATURE GARDENS. SITUATE APPROXIMATELY 1.5 MILES FROM THE SMALL MARKET TOWN OF CHUDLEIGH AND 9 MILES FROM EXETER.



Ranscombe & Keepers Cottage

Ranscombe

Chudleigh

Devon

TQ13 0DT

Guide Price £625,000

Ref: DRN00535

* QUIET COUNTRY SETTING WITHIN THE SMALL HAMLET OF RANSCOMBE * APPROXIMATELY 1.5 MILES FROM CHUDLEIGH * HOUSE WITH ATTACHED COTTAGE * 4 RECEPTION ROOMS * MODERN KITCHENS * UTILITY ROOMS * CLOAK ROOMS * SHOWER ROOM * 6 BEDROOMS * BATHROOMS * SURROUNDING GARDENS AMOUNTING TO OVER HALF AN ACRE * GARAGE * GARDEN SHEDS * STABLES * PARKING * BOTH PROPERTIES HAVE THEIR OWN OIL FIRED CENTRAL HEATING * PRIVATE WATER & DRAINAGE * PLEASANT RURAL OUTLOOK *



Offices at: Bovey Tracey, Chelston – Torquay, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes

A spacious and comfortable former farmhouse, with 4 bedrooms and three large reception rooms ideal for family occupation along with an attached cottage providing self contained accommodation which could be used for letting or a relative. All set in mature gardens. Situate approximately 1.5 miles from the small market town of Chudleigh and 9 miles from Exeter.

Ranscombe:

Reception Hall: 5' 1" x 19' 10" (1.55m x 6.04m)

Cross passage hall with a wide panel entrance door. Panel doors to reception rooms and a ledged and brace door to the utility/boot room. Lobby with stairs to the first floor with a large store cupboard below, wainscot panels, double radiator.

Sitting Room: 18' 7" x 14' 5" x 16' 7" (5.66m x 4.39m x 5.05m)

Two double glazed windows to the front, central cross, beam, large fire place with a wood burner, alcove to the right of the chimney breast, double radiator.

Living Room: 16' 4" x 18' 0" (4.97m x 5.48m)

Two double glazed windows with window shutters and window seats. Stone clad fire place with an open grates, double radiator, door to dining room.

Dining Room: 17' 3" x 13' 0" (5.25m x 3.96m)

Double glazed windows to the front and rear aspects, double glazed glass door and side window to the garden, tiled floor. Hatch to the roof area, door to the kitchen.

Kitchen: 10' 2" x 8' 9" (3.10m x 2.66m)

Modern fittings, integral electric oven and hob with cooker hood above, tiled floor, sink and drainer, radiator, tiled surrounds, windows to the front and rear aspects, panel door to:

Utility Room: 8' 10" x 10' 2" (2.69m x 3.10m)

Corridor with double glazed windows to the rear, boiler cupboard housing floor mounted oil fired central heating boiler. The corridor open to the main utility area, with modern fittings, work tops, sink unit, tiled floor a free standing wood-burner wood burner and dado rail.

Shower Room:

W. C. Pedestal wash basin, shower cubicle, fan heater, radiator/towel rail.

Landing:

Exposed timbers, doors to bedrooms and bathroom.

Bedroom One: 16' 7" x 11' 9" (5.05m x 3.58m)

Double glazed window to the front with fine views and window seats below, double radiator.

Bedroom Two: 12' 3" x 8' 3" (3.73m x 2.51m)

Double glazed window to the front aspect with window seat, radiator.

Bedroom Three: 14' 0" x 9' 0" (4.26m x 2.74m)

Two double glazed windows to the front aspect, double radiator, fitted wardrobes.

Bedroom Four: 8' 6" x 10' 9" (2.59m x 3.27m)

Double glazed window to the rear aspect, double radiator, fitted wardrobe.

Bathroom: 6' 0" x 12' 3" (1.83m x 3.73m)

Double radiator, double glazed window to the rear aspect, panel bath, W.C Wash basin, tile surrounds.

Outside:

A 5 bar gate opens onto a gravel drive which sweeps around the front of the house. Paved patio area at the front of the house. Below the house is a shaded area with an oak tree. Timber garage 10' 10 x 10' 1 which could be used as a workshop with a concrete floor, light and power. Adjacent to the garage is a garden shed approximately 6' x 8' and a timber built garden shed 12' x 10' with light and power. Oil storage tank. The main area of garden is to the rear which includes lawns with pockets of structural planting and a fine outlook. In the upper garden is an open fronted store 17' x 13' leading to timber stables 12' x 12' and 10' 9 x 12'

Keepers Cottage:

Sitting Room: 16' 6" x 18' 7" (5.03m x 5.66m)

Double glazed window to the front and side aspects, double glazed entrance door, open large fire place with a woodburning stove, double radiator, central areas, beam, cupboard under the stairs.

Kitchen: 10' 0" x 8' 0" (3.05m x 2.44m)

Double glazed window to the rear aspect, double glazed door to the outside, downlighters, radiator, range of contemporary oak style cupboards and drawers with work surface over, inset stainless steel 1 ¼ sink with chrome mixer tap, tiled splash backs, integral stainless steel oven and grill, inset electric hob, space for upright fridge/freezer.

Dining Area: 11' 4" to 7' 6" x 16'5" (3.45m to 2.28m x 5.00m)

Corridor towards the sitting room, off which is a:

Cloakroom: 4' 7" x 5' 3" (1.40m x 1.60m) to cupboard fronts

With fitted cupboards, W.C, Wash basin, chrome heated towel rail, high level window.

Boiler Cupboard/Utility Room:

Modern fittings, Worcester oil fired boiler, plumbing and space for washing machine.

Stairs from the sitting room to the:

Landing:

Stairs with stair windows, airing cupboard with shelving, doors to bedrooms and bathrooms.

Bedroom One: 9' 0" x 13' 0" (2.74m x 3.96m)

Double glazed window to the front , fitted furniture and wardrobes,

Energy Performance Certificate HM Government

Ranscombe, Chudleigh, NEWTON ABBOT, TQ13 0DT
 Dwelling type: Semi-detached house Reference number: 9056-9040-7272-5466-4964
 Date of assessment: 15 February 2018 Type of assessment: ROSAP, existing dwelling
 Date of certificate: 18 February 2018 Total floor area: 184 m²

Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 3,477
Over 3 years you could save		£ 1,125

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£376 over 3 years	£282 over 3 years	You could save £1,125 over 3 years
Heating	£2,721 over 3 years	£1,839 over 3 years	
Hot Water	£378 over 3 years	£231 over 3 years	
Totals	£3,477	£2,352	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1. Internal or external wall insulation	£4,000 - £14,000	£ 741
2. Floor insulation (solid floor)	£4,000 - £8,000	£ 171
3. Low energy lighting for all fixed outlets	£35	£ 81

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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radiator.

Bedroom Two: *10' 0" x 10' 2" (3.05m x 3.10m)*

Two double glazed windows, radiator.

Bathroom:

Modern fittings including, bath, WC and wash basin. Window to the rear.

Outside:

Front: Gated entrance opens onto a level gravel area. Entrance porch to the front door. Rear, gravel courtyard, gate to the rear which opens onto a path to the side garden and storage tank.

General Remarks & Stipulations:

Tenure:

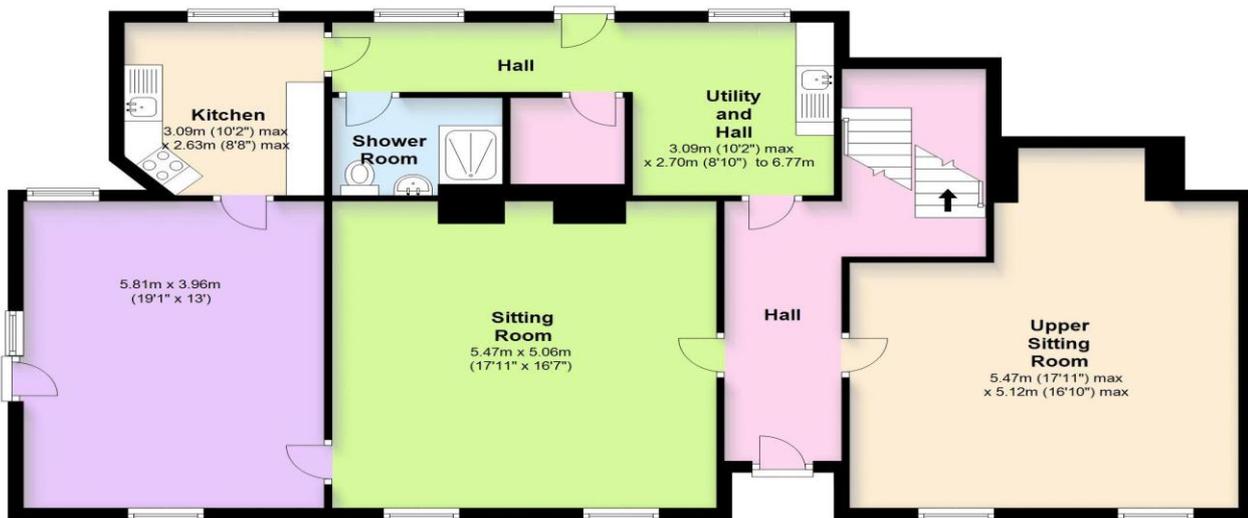
Freehold.

Viewing Strictly by Appointment. Please contact us on 01626 853940 if you wish to arrange a viewing appointment for this property or require further information.

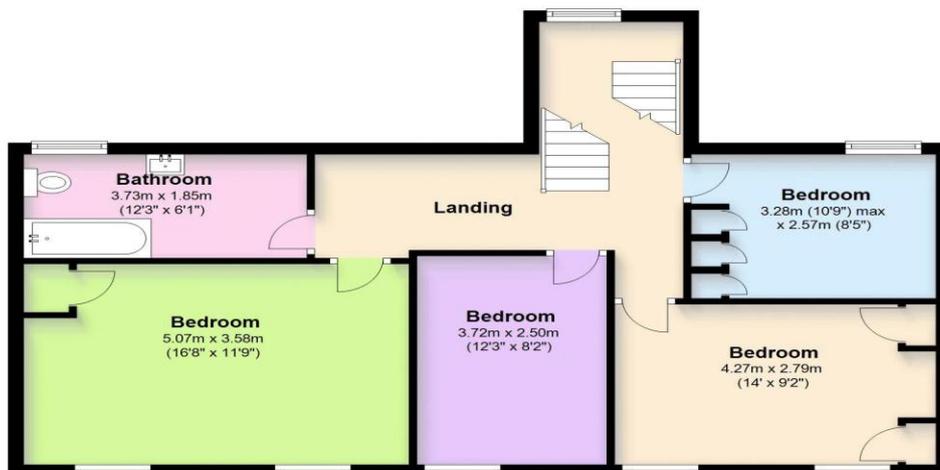
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Ground Floor



First Floor



All measurements are approximate
Plan produced using PlanUp.

Ranscombe, Chudleigh