

A Beautiful Restored and Improved 6 Bedroom Period Home, Set Amongst the Timeless Dartmoor Countryside.



Gamble Cottage

Widcombe In The Moor

Dartmoor

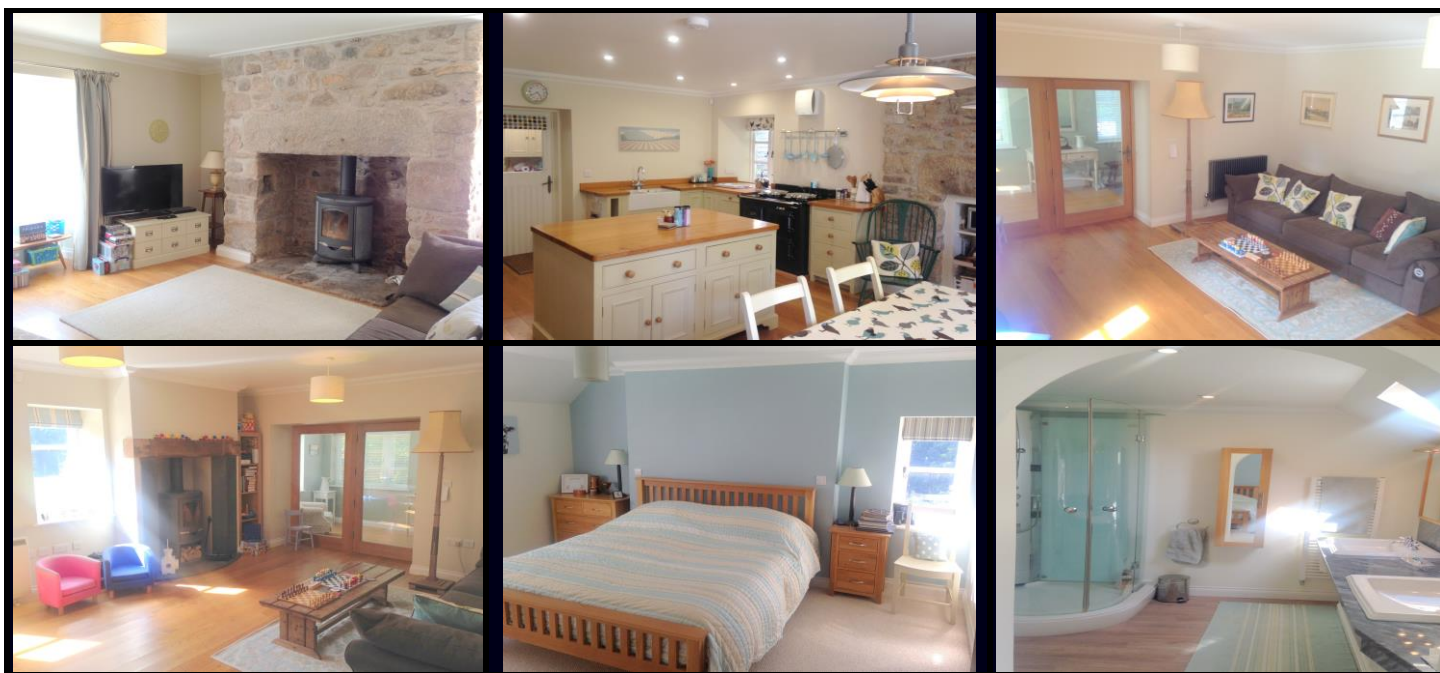
Devon

TQ13 7UB

**Offers in the Region Of
£995,000**

Ref: DRC00311

- Detached 6 bedroom period home ● Renovated and remodelled in recent years ● High specification fittings and materials ● Farmhouse style kitchen with Aga ● Mature walled garden ● Informal gardens and paddock
- Double garage/workshop ● Total acreage including house & grounds approximately 5 acres ●
- Quiet sheltered valley location ●



Also offices at: Chelston – Torquay, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes

With Five Acres, Including Walled Gardens, River Meadow and Woodland. Double Garage and Workshop, Summer House.

The accommodation with approximate measurements comprises

Entrance Hall 15' 1" x 6' 3" (4.6m x 1.9m)

Three casement windows. Half glazed hardwood entrance door. Column radiator. Oak floor and wide glass and hardwood door with window light to side to dining room and sitting room.

Dining Room 18' 3" x 15' 8" (5.56m x 4.78m)

Two casement windows. Scandi woodburner. Two column radiators. Two electric heaters. Oak flooring. Stairs to first floor with cupboard under.

Sitting Room 15' 1" x 13' 11" (4.6m x 4.24m)

Large granite fireplace. Scandi woodburner. Casement window. 2 radiators. French doors to conservatory. T.V. point.

Kitchen 20' 8" x 16' 1" (6.3m x 4.9m)

Electric Aga. Granite chimney breast with former fireplace opening. Column radiator. Door to conservatory. Oak floor. Beech worktops. Traditional style units including dresser unit. Central island. Halogen spotlights.

Utiltiy Room 12' 6" x 10' 6" (3.8m x 3.2m)

Door to outside. Belfast sink unit. Space and plumbing for washing machine. Fittings to match kitchen. Beech worktops. Two casement windows. Column radiator. Oak door (throughout) to

Shower Room 6' 1" x 3' 11" (1.86m x 1.2m)

Shower cubicle with steamer. Pedestal wash hand basin, W.C., half tiled walls, ladder radiator/towel rail. small casement window.

Conservatory 23' 0" x 8' 4" (7m x 2.55m) *widening to 4.m*

Hardwood double glazing. P shape. Oak floor. Pitch roof. Two french doors to the garden.

First Floor Landing

Gallery with a stair window. Granite wall exposed. column radiator. Stairs to second floor. Night storage heater. Doors to

Bedroom 1 14' 7" x 12' 4" (4.44m x 3.76m)

Two windows. Fitted wardrobe with a courtesy light. Column radiator. Arch to

En-suite shower room 8' 10" x 8' 6" (2.7m x 2.6m)

Heated shower cubicle. Twin wash hand basins in marble surrounds. Extractor fan. W.C. Ladder towel rail/radiator.

Bedroom 2 14' 1" x 10' 6" (4.3m x 3.2m)

Windows to rear and side elevations. Radiator. En-suite Bathroom 1.93m x 3.3m Roll top bath. Pedestal wash hand basin. Shower cubicle. W.C., Ladder towel rail/radiator. window to side.

Bedroom 3 12' 2" x 11' 0" (3.7m x 3.36m)

Two windows. Radiator. Victorian style fireplace.

Shower room 6' 11" x 6' 7" (2.1m x 2m)

Window to front elevation. Wash hand basin. W.C. shower cubicle. Extractor fan. Towel rail.

Bedroom 4 13' 1" x 10' 10" (4m x 3.3m)

Windows to side and front elevations. Radiator.

Second Floor

Small landing, doors to

Bedroom 5 17' 9" x 10' 8" (5.4m x 3.26m) *floor area*

Three roof lights. Two radiators. Eaves storage. Angled walls.

Bedroom 6 12' 4" x 10' 0" (3.76m x 3.06m)

Roof light. Eaves storage. Two radiators.

Outside

Five bar gate entrance onto gravel turning area enclosed by stone walls and hedge banks with mature trees.

Double garage/workshop 18' 9" x 18' 8" (5.71m x 5.7m)

Built recently. Timber framed with residential specification walls and services - water, drainage and electric. Log store to the rear of the garage with 2 open sides. Interconnecting door to Store/W.C. 3.7m x 1.85m Electric heaters in garage and cloakroom.

Rear Garden

Five bar gate and tall pedestrian 1½ gates to the garden at the rear of the house. The rear garden is enclosed by stone walls which have been recently constructed in the traditional Dartmoor style providing a safe environment for children and animals. The gardens are lawns interspersed with pockets of planting and a variety of mature trees of beech, ash and apple which provide privacy and shelter. Twin gates from the walled garden open to an expanse of amenity land providing space for ponies or small livestock with a fast-flowing stream running through, granite outcrops reflecting the moorland surroundings. The land extends into a long finger running alongside the a tributary of the West Webburn River which eventually flows to the River Dart.

Viewing

Please contact our Chudleigh office on 01626 853940 if you wish to arrange a viewing appointment for this property or require further information.

The Property Misdescriptions Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.