Little Hoopern
Chagford



Strutt & Parker

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2,446 sq ft (227 sq m) | Freehold
Three reception rooms | Four bedrooms, one en suite | Additional bedroom/ studio| Family shower room
Double garage | South-facing gardens of approximatley 0.5 acres
Exceptional views over the surrounding Dartmoor National Park

Guide price £895,000

A five-bedroom detached family home with generous south facing gardens, set in a desirable position on the edge of Chagford with exceptional views over Dartmoor

Little Hoopern is a charming five-bedroom home of generous proportions, set in a highly desirable position on the edge of the picturesque town of Chagford, backing onto beautiful open countryside. The property provides flexible living and entertaining space, with plenty of scope for modernisation and personalisation. The property enjoys a sizeable plot with south facing gardens extending to approximately 0.5 acres.

The property

The three main ground-floor reception rooms are connected by double doors, creating an open layout that extends from the front to the rear of the home. The sitting room is at the heart of the ground floor, featuring wooden flooring and a stone-built fireplace fitted with a wood-burning stove. At the front, the formal dining room has a dual aspect, with French doors opening onto the gardens, while at the rear, the sunny, south-facing conservatory offers views across the gardens and surrounding Dartmoor countryside. The well-equipped kitchen has fitted wall and base units, together with integrated appliances, while the adjoining breakfast room provides a social space for informal dining. A utility room provides additional space for storage and appliances with the ground floor accommodation completed by a cloakroom.

Upstairs, the spacious first-floor landing leads to five double bedrooms, one of which could be suited to use as a studio or home office, with three skylights providing plenty of natural light. The four other bedrooms all benefit from built-in storage, while the generous principal bedroom has an en suite bathroom with an over-bath shower. The first floor also has a family shower room.

At the front of the property, the gravel driveway provides ample parking and leads to the integrated double garage, offering further parking or useful workshop space. The south-facing gardens to the side and rear include a sunny patio and two lawns, bordered by established hedgerows and mature trees and backing onto open fields. There is also a greenhouse, raised beds and a fruit cage.

Location

The charming Dartmoor town of Chagford, offers a wide range of local amenities including independent and boutique shops, a post office, health centre, dentist, sports facilities and a good selection of pubs, cafés and restaurants. The town also has a primary school and a Montessori school, while the nearby market town of Okehampton provides supermarkets, schools and leisure facilities. Dartmoor National Park offers superb opportunities for riding, walking and cycling, with golf available at Bovey Castle near Moretonhampstead and at Stover near Bovey Tracey. Exeter lies about 18 miles to the east and provides extensive shopping, cultural and recreational facilities, together with Exeter University, ranked among the best in the country.

The area is well served by respected independent schools, including Stover School in Newton Abbot, Exeter School and Blundell's School in Tiverton.

Transport connections are excellent, with the A30 just four miles away, giving easy access west towards Cornwall and east to Exeter and the M5. Mainline rail services from Exeter St Davids reach London Paddington in around two and a half hours, while Exeter Airport offers an ever increasing number of flights to domestic and international destinations.

Postcode region: TQ13

General

Local Authority: West Devon Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band F
EPC Rating: C
Mobile and Broadband checker: Information can be found here
https://checker.ofcom.org.uk/en-gb/





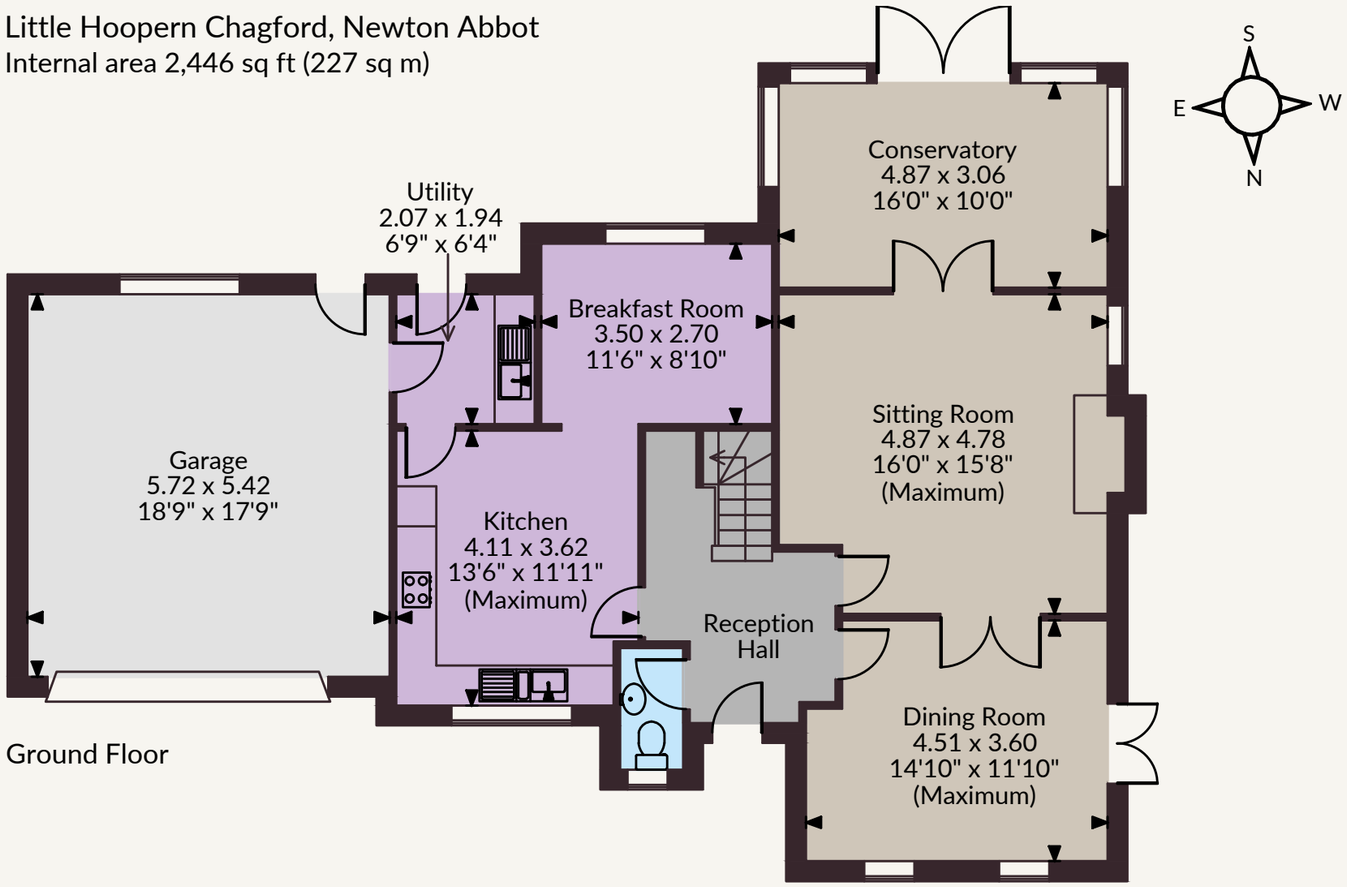




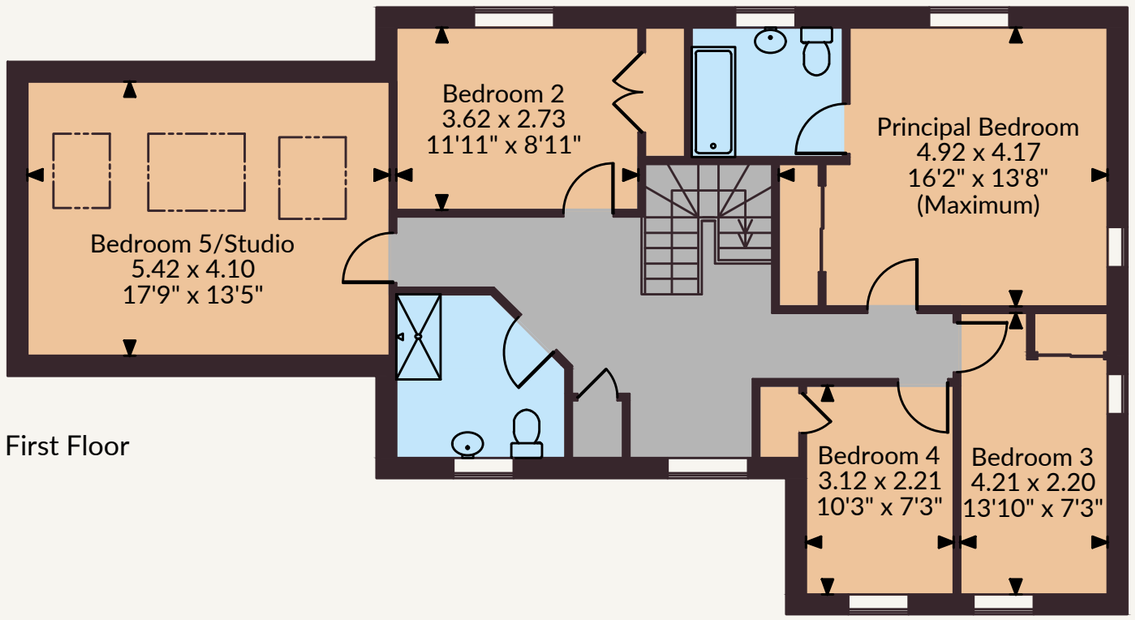




Little Hoopern Chagford, Newton Abbot
Internal area 2,446 sq ft (227 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Strutt & Parker Exeter
24 Southernhay West, Exeter, Devon EX1 1PR
01392 215631 | exeter@struttandparker.com

@struttandparker struttandparker.com

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