



36 Mill Street

Chagford, Devon TQ13 8AR

RENDELLS

36 Mill Street

Chagford, Devon TQ13 8AR

Asking Price £450,000

A substantial three-storey period home, with spacious and adaptable accommodation extending to over 1600 sq ft, situated in a prime position, an easy stroll to the excellent Town Centre Amenities.

- **Fabulous proportions throughout**
- **Four Double Bedrooms**
- **Family Bathroom and En-Suite**
- **Private Courtyard Garden**
- **Partial Double Glazing**
- **Gas Fired Central Heating**
- **Town Centre Position**
- **Cellar Storage**
- **NO ONWARD CHAIN**

Situation:

The property is situated at the heart of Chagford, which offers a great variety of independent shops, pubs, and eateries as well as a great selection of community clubs and activities. There is also an open air swimming pool operating during the summer months. Bovey Castle, renowned for its excellent facilities and Golf Course, is only 5 miles distant.

The A30 dual carriageway is 5.5 miles to the north, giving access to the beaches of Cornwall in the west and the Cathedral City of Exeter in the east with a wide variety of amenities and providing access to the M5, mainline railway and international airport. Additionally, Okehampton Railway Station with regular services into Exeter is only 7 miles distant.

Description:

36 Mill Street is a fine example of a 19th Century period home. The light and airy accommodation is very well presented throughout and boasts exceptional proportions, with high ceilings and deep window reveals. The layout offers great flexibility, and open views over gardens and to the distant hills can be enjoyed from the first and second floors. The property has been successfully let for a time, and could certainly continue to provide an income, although additionally lends itself perfectly to the needs of a growing family.

Accommodation:

The property is very well positioned near to the Town Centre, with access gained through a period front door which opens into a spacious hallway with stairs rising to the first floor. There is a small area adjacent to the road which provides an ideal space for container planting.

On the ground floor, the hallway opens into a spacious sitting room with a feature cast iron fireplace. At the rear, there is a large Kitchen/Breakfast Room which in turn leads to the rear courtyard garden





via an enclosed porch.

On the first floor, the light and airy landing provides access into two double bedrooms, one of which shares use of the family bathroom. The larger bedroom at the front is dual aspect and boasts a feature fireplace.

On the second floor, there are two further double bedrooms, one with an en-suite. One of these rooms, which is dual aspect, is presently used as a spacious and practical home office.

Outside

As noted, the front of the property incorporates an area ideal for container planting. At the rear, there is a charming, fully enclosed courtyard garden. There are numerous raised beds and a useful garden store room.

General Remarks & Stipulations:

Tenure: Freehold with vacant possession.

Council Tax: Band D - £2557.40 pa for 2025/2026

EPC: Rating E

Services:

Mains Electricity, water and Drainage. Gas fired central heating system from boiler and radiators. Ultrafast broadband available up to 1800 mbps (Source Ofcom)

Local and Planning Authority:

West Devon Borough Council - www.westdevon.gov.uk - 01822 813600

Dartmoor National Park - www.dartmoor.gov.uk - 01626 832093





Wayleaves, Easements:

The property is sold subject to any Rights of Way, wayleave, Rights or Easements which exist at the time of the sale whether they are mentioned or not.

Fixtures & Fittings:

All fixture and fittings, unless specifically referred to in these particulars, are expressly excluded from the sale of the freehold.

Plans & Maps:

Not to scale for identification purposes only. Promap Ordnance Survey reproduced with permission of HMSO (c) Crown copyright, all rights reserved. Licence number 100025692

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277 Email dartmoor@rendells.co.uk

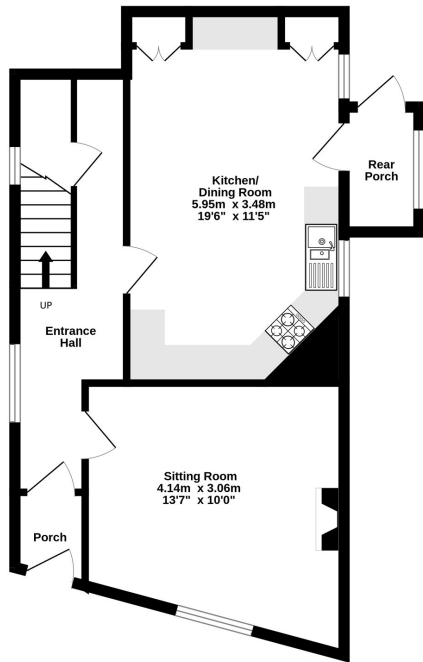
Directions:

From the main square in Chagford turn right into Mill Street. The property will be found after a short distance on the left hand side.

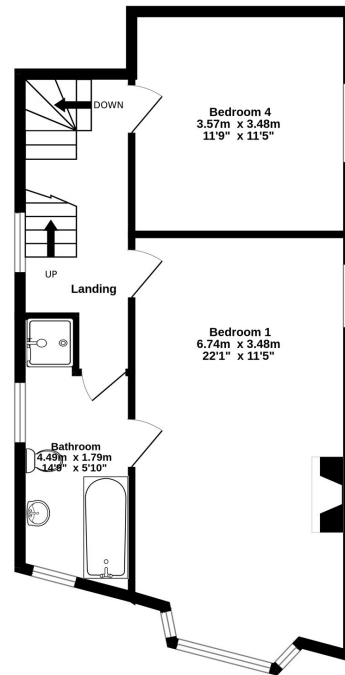
What3Words location: mallets.milk.passages



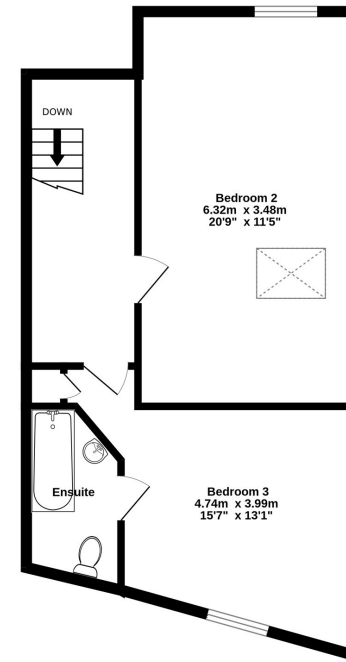
Ground Floor
50.2 sq.m. (541 sq.ft.) approx.



1st Floor
49.2 sq.m. (530 sq.ft.) approx.



2nd Floor
48.7 sq.m. (524 sq.ft.) approx.



TOTAL FLOOR AREA : 148.1 sq.m. (1594 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.
Made with Metropix ©2026

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

Rock House, Southcombe Street, Chagford, Devon TQ13 8AX

Tel: 01647 432277

E-mail: dartmoor@rendells.co.uk

www.rendells.co.uk

