



20 Tinnors Lane
Chagford
TQ13 8FR



Guide Price - £310,000



20 Tinnars Lane, Chagford, TQ13 8FR.

A contemporary two-bedroom coach house within a recently developed site, featuring a spacious living area, modern kitchen, off-road parking, and easy access to Dartmoor National Park...



- Modern Two-Bedroom Home
- Located In Chagford
- Previously Rented for £1,000
- Private Entrance With Stairs
- Bright And Spacious Living Area
- Open-Plan Kitchen And Dining
- Two Generous Double Bedrooms
- Stylish And Contemporary Bathroom
- Garage And Additional Storage
- Close To Dartmoor National Park
- Ideal Investment Opportunity
- Council Tax Band - B
- EPC - B



Are you searching for a modern, low-maintenance home in the heart of the West Country, whether as an investment or a future residence? Built in 2021 by renowned builders CG Fry, this well-presented two-bedroom coach house is situated within a recently developed site in Chagford, just a short walk from the town centre.

Chagford is a thriving community offering an array of independent shops, cafés, and restaurants, alongside a vibrant village hall and excellent sports facilities. With its easy access to the stunning landscapes of Dartmoor National Park, the location perfectly balances rural charm with everyday convenience.

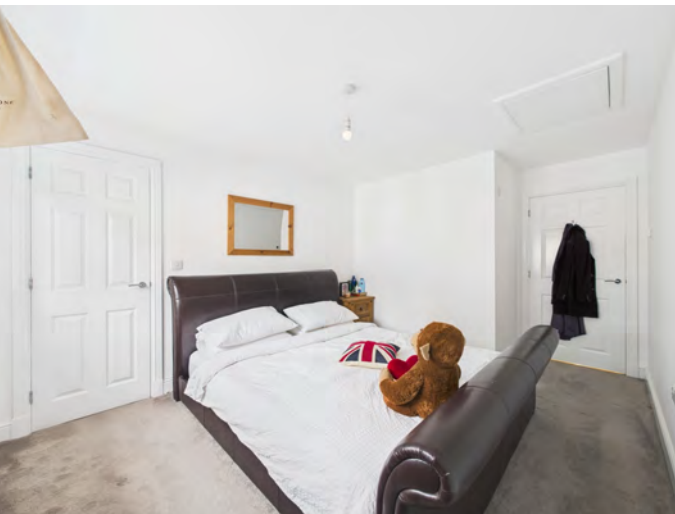
Previously rented for £1,000 per month, the property presents a fantastic opportunity for investors seeking a strong rental return, as well as buyers looking for a stylish, energy-efficient home.

Designed for contemporary living, the property features a thoughtfully arranged interior with modern finishes. The ground level incorporates four garages, the largest of which belongs to the property. The owners of the remaining three garages contribute 3/8ths of the property's insurance, making it a practical and cost-efficient setup. Additionally, a designated off-road parking space, conveniently located just a few steps away, provides easy access for residents.

A private entrance leads up to the main living accommodation, which is arranged across a single level. The welcoming hallway opens into a bright and spacious living area, bathed in natural light and offering a comfortable setting for relaxation or entertaining. Adjacent to this, the open-plan kitchen/dining room is fitted with sleek cabinetry, high-quality work surfaces, and integrated appliances, creating a stylish yet functional space for cooking and dining.

The rest of the accommodation comprises two generously sized double bedrooms, each providing ample space for freestanding furniture. Large windows enhance the light and airy feel throughout the home. The stylish family bathroom, finished with modern tiling and premium fixtures, serves both bedrooms. A spacious landing area further enhances the sense of openness and balance within the home.

As part of a recently developed site, this property benefits from excellent energy efficiency and minimal maintenance requirements, making it an ideal choice for a range of buyers. Whether you are an investor looking for a reliable rental property or a future homeowner seeking a well-located, modern residence, this home offers an exceptional opportunity in one of Dartmoor's most sought-after villages.



Changing Lifestyles

Situated within the picturesque town of Chagford, a highly sought-after location on the northeastern edge of Dartmoor National Park. This historic stannary town offers a vibrant community with an excellent range of amenities, including independent shops, cafes, public houses, a delicatessen, and a butcher. Practical necessities are well catered for with a local supermarket, Post Office, health centre, and primary school.

Chagford is well known for its strong community spirit, hosting an array of events throughout the year, including the annual film festival and music festival. The town also benefits from a thriving arts scene, with galleries, workshops, and craft stores adding to its charm.

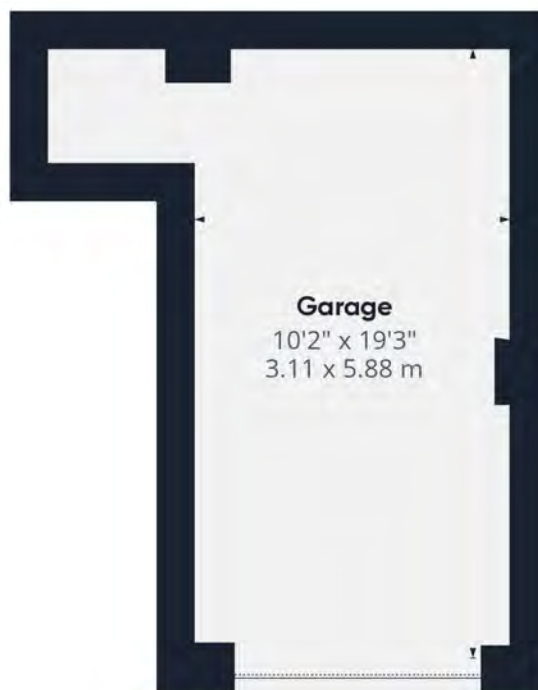
For wider amenities, the nearby towns of Moretonhampstead and Okehampton offer additional shopping, schooling, and leisure facilities. Excellent road links via the A30 provide easy access to Exeter, where a broader selection of retail, transport connections, and cultural attractions can be found, including mainline rail services and Exeter International Airport.



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arrange an accompanied viewing
on this property.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

800.3 ft²

74.35 m²

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