



A well-presented, substantial, Edwardian detached villa, with seven bedrooms, four en-suite, ample parking and surrounding gardens, with superb panoramic views over the Devon countryside towards Dartmoor in a Moorland setting!

Moorcote | Chagford Cross | Moretonhampstead | TQ13 8LS



thoroughly good property agents



PROPERTY TYPE  
Detached Villa  
Freehold



SIZE  
2,868 sq ft



LOCATION  
Village



AGE  
Edwardian (1901 - 1910)



BEDROOMS  
7



RECEPTION ROOMS  
3



BATHROOMS  
5



WARMTH  
Gas Central Heating



PARKING  
Off Road Parking



OUTSIDE SPACE  
Large Garden



EPC RATING  
61 (D)



COUNCIL TAX BAND



### in a nutshell...

- Spacious Family Home
- Three Reception Rooms
- Kitchen leading to Garden Room
- Laundry/Utility Room
- Ground Floor Cloakroom
- Four En-suites
- Family Bathroom
- Ample Parking
- Potential for B&B income





## the details...

New to the market is this fabulous, substantial, Edwardian detached villa, with seven bedrooms, four en-suite, ample parking and surrounding gardens, with superb panoramic views over the Devon countryside towards Dartmoor, in the moorland town of Moretonhampstead.

Granite pillars embossed with the house name flank the driveway, which for the first part has right of way access to two properties, and double gates allow access onto the private driveway sweeping through the beautiful gardens to the parking area where it widens and provides space for eight or more cars, and a paved patio at the front of the property leads to the entrance porch.

Inside, it is beautifully presented with light and neutral decor throughout and feels warm and welcoming with gas central heating and double glazing. There are many fabulous period features including generous room sizes with high ceilings, decorative ceiling roses, deep skirting boards and decorative fireplaces, and arranged over three floors it offers spacious and versatile accommodation, perfect for a large family, with excellent potential to let rooms to generate an income.

The accommodation comprises of, on the ground floor, an entrance hallway with a staircase rising to the upper floors, a stunning open-plan living/dining room with two feature fireplaces and a wonderful bay window to the front offering fabulous views over the garden and countryside, a large yet cosy sitting room with a fireplace and another bay window to the front, and at the rear of the property a spacious kitchen with plenty of worktop and cupboard space, with plumbing for white goods. A wall-mounted boiler provides the central heating and hot water. A wonderful garden room has French doors extending the inside space outside onto the terrace and is filled with light from dual aspect windows, and there is a large utility room with a sink and worktop, a back door to the garden and a convenient ground-floor shower room with a shower, a basin and a WC.

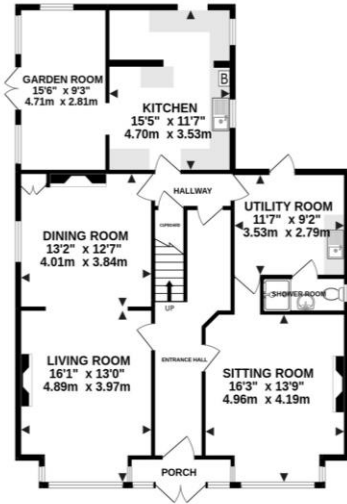
Upstairs, on the first floor, there are four excellent double bedrooms, two with en-suite shower rooms and bay windows to the front from where there are stunning far-reaching views over the Devon countryside. There is an excellent family bathroom containing a bath with a shower and glass screen above, a WC, a bidet and a pedestal basin, and from the half-landing is an additional bedroom, currently used as a study, ideal for those working from home. The staircase continues up to the top floor there are two further spacious double bedrooms with vaulted ceilings and modern en-suite shower rooms, and both with gable windows and skylights offering incredible far-reaching views over the town, surrounding countryside and Dartmoor.

Outside, the grounds are beautifully maintained with manicured lawns, a number of mature trees, beds well-stocked of plants, shrubs, flowers and neatly trimmed bushes, a gravel seating area with a water feature, a timber summer house and an arbour, providing a choice of wonderful places in which to enjoy the garden, the views and tranquil surroundings. An extensive, private, paved terrace is perfect for entertaining, be it alfresco dining or a barbecue, or for basking in the summer sunshine, and fully enclosed it is safe for both children and pets. There is also a small cellar, formerly a coal bunker. A viewing is essential to fully appreciate all that this substantial family home has to offer. Council Tax Band: Please contact Complete Estate Agents for more information on this.

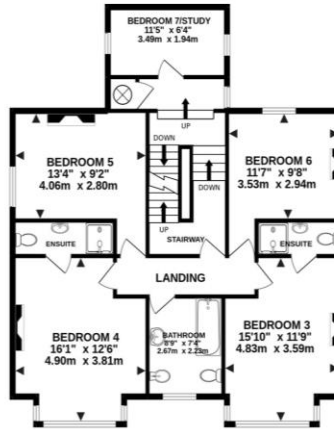


# the floorplan...

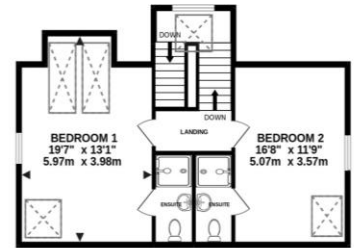
**GROUND FLOOR**  
1244 sq.ft. (115.6 sq.m.) approx.



**1ST FLOOR**  
1014 sq.ft. (94.2 sq.m.) approx.



**2ND FLOOR**  
610 sq.ft. (56.7 sq.m.) approx.



**TOTAL FLOOR AREA : 2868 sq.ft. (266.5 sq.m.) 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.  
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## the location...

Moretonhampstead is self-contained and provides an excellent range of amenities including a range of shops, pubs & restaurants, swimming pool, modern recently constructed primary school, public library & hospital, dentists & vets. The cathedral city of Exeter is a pleasant twelve-mile drive. Exeter has a first-class shopping centre, wide range of amenities and links to the national road & railway network as well as an international airport. The property ideally located to access to the uplands of Dartmoor and the beautiful Teign Valley countryside to the north.

## Shopping

Late night pint of milk: Co Op 0.4 mile  
Town centre: Moretonhampstead 0.4 mile  
Supermarket: Tesco (Newton Abbot) 13.1 miles  
Exeter: 14.4 miles

## Relaxing

Beach: Budleigh Salterton Beach 29.1 miles  
Park: (Ashburton Rd) 7.3 miles

## Travel

Bus stop: (Ford St) 0.3 mile  
Train station: Newton Abbot 13.1 miles  
Airport: Exeter 24.9 miles

## Schools

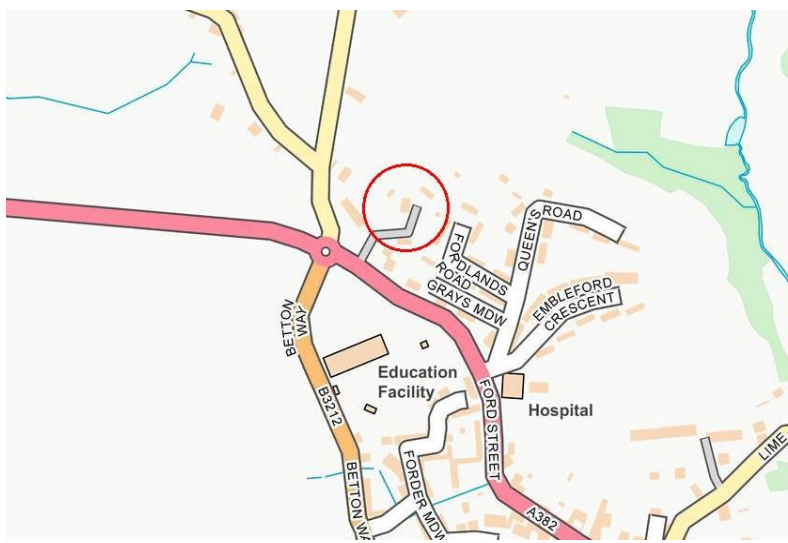
Moretonhampstead Primary School: 0.2 mile  
Barley Lane School: 12.3 miles  
South Dartmoor Community College: 13.6 miles  
Stover: 10.4 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 8LS**

## how to get there...

From the A38 take the Drumbridges exit and follow the signs to Moretonhampstead on the A382. Continue into the town and follow the road into Ford Street and sign posted Chagford. Keep on this road and just before the roundabout at the top of the hill, you will see the property on the right hand side.





Need a more complete picture? Get in touch with your local branch...

Tel [01626 832 300](tel:01626832300)  
Email [bovey@completeproperty.co.uk](mailto:bovey@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://completeproperty.co.uk)

Complete  
Emlyn House  
Fore Street  
Bovey Tracey  
TQ13 9AD

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