



Jackson-Stops
& Staff



Dartmoor National Park

The Old Rectory

Gidleigh • Near Chagford • Devon





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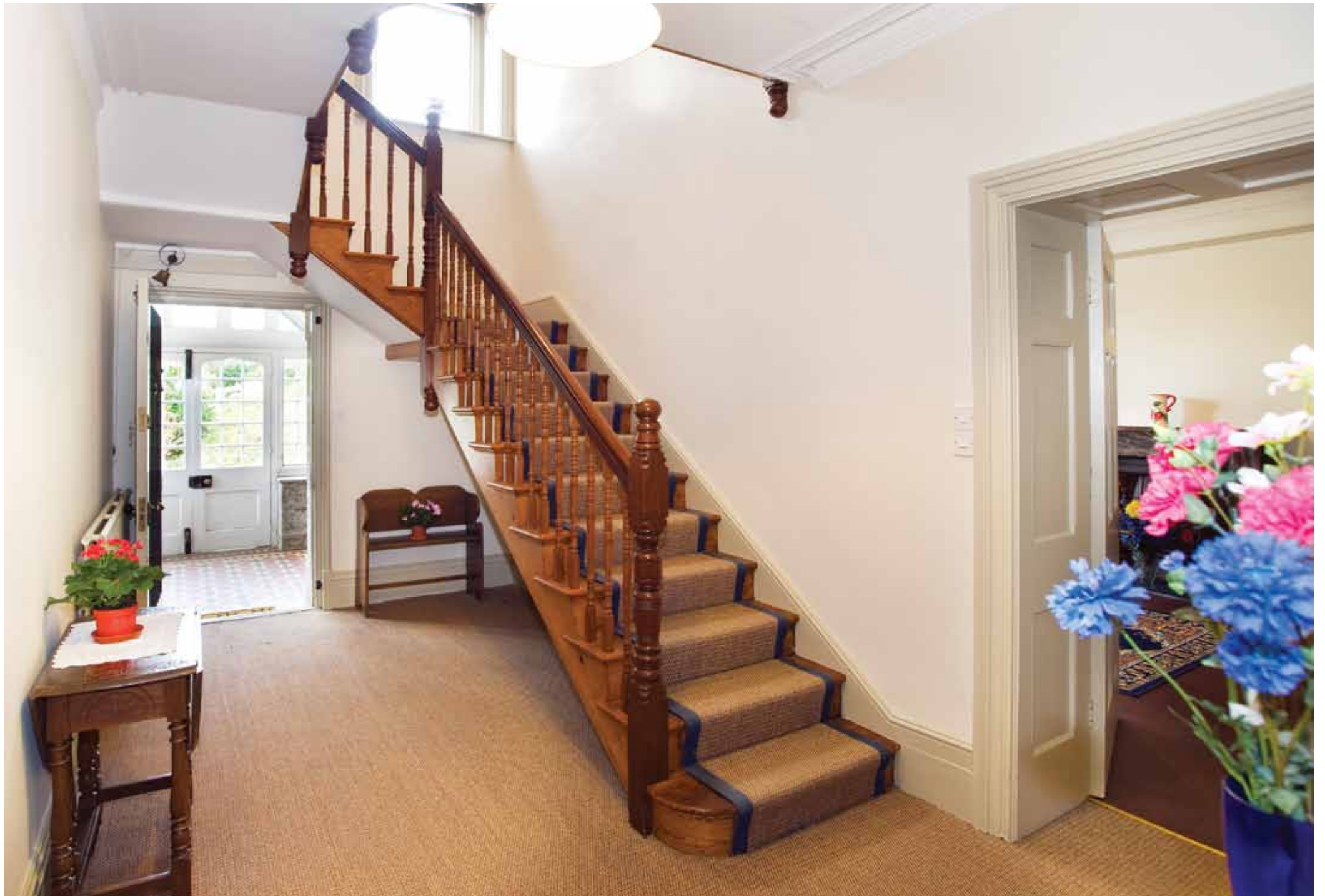
Gidleigh • Near Chagford • Devon

A recently renovated, former rectory, in one of Dartmoor's most beautiful areas.

Summary

Entrance hall • Study • Drawing room • Sitting room/dining room • Kitchen/breakfast room • Utility room • Boot room • Pantry
Principal bedroom/shower room suite • 5 further bedrooms and bathroom • Former coach house with 2 bedrooms and stables
Extensive, mature landscaped gardens, greenhouse and grounds • Pasture paddocks and stabling

About 11.8 acres





Situation

Gidleigh is situated on the north side of Dartmoor, between Chagford and Okehampton and is known as one of its prettiest hamlets, being made up essentially of period dwellings, with a fine church and remains of the castle on the fringe of the open moor. Dartmoor itself is renowned for its spectacular scenery with its granite tors, heather clad moorland and wooded valleys bisected by rushing streams and rivers, and there are many opportunities

locally for walking, riding and fishing. There is a highly rated golf course at Bovey Castle Hotel and the stannery town of Chagford is about a 10 minute drive away, providing an excellent selection of local facilities, including shops, restaurants, hotels, health centre and primary school, and is made up of a very eclectic community, with many famous artists, potters, film makers and others choosing it as a place to live and work. It hosts a well known arts festival.

Also nearby is the Northmore Arms pub, about a mile or so away, and the renowned Gidleigh Park Hotel and restaurant being within walking distance. There is a full range of cultural, shopping and other facilities available at the Cathedral and University city of Exeter. In Okehampton there is a Waitrose store and there are private schools at both Tavistock and in Exeter.



Communications

There is easy access to the area from the M5 motorway at Exeter via the A30 dual carriageway to Whiddon Down. At Exeter there are railway stations with mainline connections to London and also an international airport.

Distances (approximate)

- Chagford 2 miles
- Exeter 20 miles
- A30 4 miles
- Okehampton 8 miles

The Property

- Fine, late Victorian former rectory, understood to date from 1896
- Recently renovated and modernised throughout to a high standard, and the grounds landscaped and improved
- Occupying a beautiful, peaceful, rural setting near to the church, in one of Dartmoor's prettiest and most popular areas
- Stunning views across the surrounding Dartmoor countryside to the open moor
- Spacious and comfortable family accommodation with Victorian character and style, including such features as shuttered windows, attractive fireplaces, decorative cornicing, and well proportioned, high ceilinged rooms

- Former coach house with 2 bedrooms and stables
- Extensive, well stocked and timbered mature gardens and grounds around the house including greenhouse, orchard and vegetable garden
- Range of pasture paddocks and stabling
- Easy access both onto the open moor and also to Chagford and the A30



Ground Floor

Part glazed double entrance doors open from the forecourt to the front of the house to the **entrance porch** with Victorian patterned tiled floor and front door to the **entrance hall**. Panelled doors open to the **study** with fireplace with ornate marble surround and mantle and the **drawing room** with exposed boarded floor and its wide bay window with beautiful views across the surrounding Dartmoor countryside, as well as a fireplace with marble surround and woodburner and French doors with shutters. From the entrance hall a further door leads into the **sitting room/dining room** again with exposed boarded floor, fireplace with

marble surround and woodburner and delightful rural views and a door leads on into the **kitchen/breakfast** room with fireplace incorporating the electric Aga, built in larder cupboard, fitted base and wall cupboards with worktops, sink and drainer and dishwasher. From here a door leads into the **utility room** with further fitted cupboards, shelving and work tops, butler's sink and plumbing for washing machine and beyond is the **rear lobby** with doors to outside and to the **boot room** with separate WC and the **pantry** with fitted shelving.



First Floor

From the entrance hall a further door leads to the **rear hall** and rear staircase and the turned main staircase rises to the **landing** with doors to the **principal** bedroom with stunning views across the surrounding Dartmoor countryside, built in wardrobe cupboards and **en-suite shower room**. On the first floor is the **family bathroom** and there are **5 further bedrooms**, all with fireplaces with slate or marble surrounds and all but bedroom 5 have exposed boarded floors.



The Coach house

The Coach House

The tarmac driveway leads around the house to a yard area to the rear, beside which is the former coach house and stables. On the ground floor is the coach house, tack room, stables with Victorian

The Coach House



fittings and log store. On the first floor a path leads up to the entrance door to a porch and door to the **hall** with plumbing for washing machine and doors to **sitting room/dining room** with fireplace with woodburner and glazed door out to the **decked balcony** with sitting area having stunning views across the surrounding countryside to the open moor. There is a fitted **kitchen** with plumbing for dishwasher, **2 bedrooms** and a **bathroom**.

The Coach House is currently let through 'Helpful Holidays' as a holiday let.

Some recent comments from guests as follows:

“The views from the huge balcony/terrace exceptional”

“Wonderful location, ideal base for walking on Dartmoor from the door”

“This is undoubtedly our favourite Helpful Holidays location”

“It's right on the moor with fantastic walking to hand and Chagford within a short drive”

The Gardens and Grounds

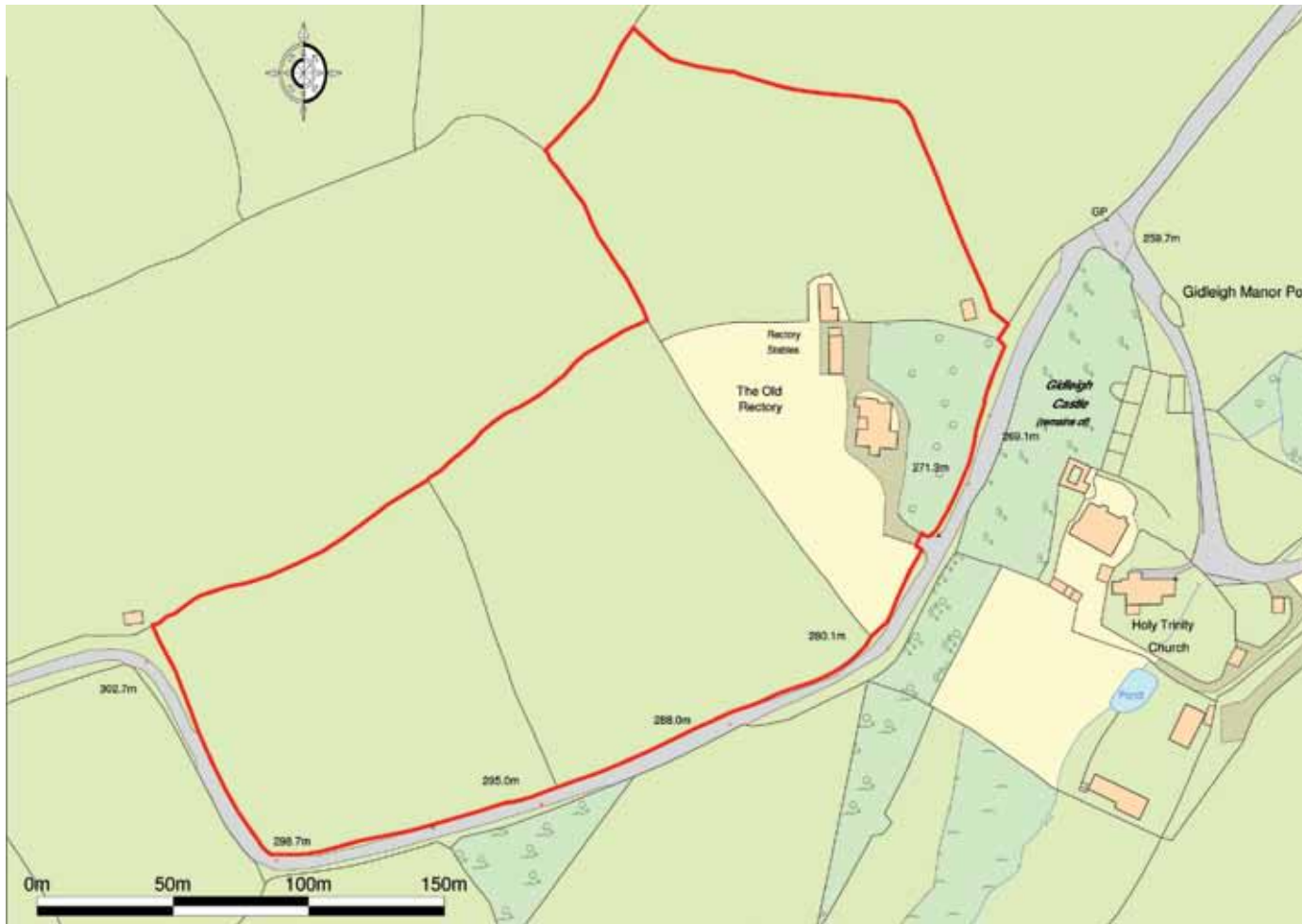
From the road the tarmac entrance drive leads up to the forecourt and parking and turning areas beside the house, overlooked by a bank of ornamental shrubs and trees including rhododendron. A tarmac path leads around the east side of the house, from where



a flight of steps descend a grass bank to a level, lawned garden area with central ornamental pond and fountain, paved terrace area and fringed by plant borders and overlooked by stands of fine, mature trees. From this side of the house there are stunning views across the surrounding Dartmoor countryside. On the opposite side of the house is a further extensive, gently sloping garden area interspersed with mature and recently planted ornamental and orchard trees and incorporating a pond, timber garden store building, chicken run and productive enclosed vegetable garden with raised beds and greenhouse.

Adjoining the gardens are a range of **pasture paddocks**, and behind the former coach house is a timber **stable building** incorporating 4 loose boxes, water filtration room and concrete yard with gate to the field.





Property Information

Services: Private water and drainage. Mains electricity. Oil-fired heating and electric heating in the coach house flat.

Local Authorities: Devon County Council, County Hall, Topsham Road, Exeter EX1 3QQ. Tel. 01392 382 000.

Dartmoor National Park Authority, Parke, Haytor Road, Bovey Tracey, Devon TQ13 9JQ. Tel. 01626 832 093.

Contents, fixtures and fittings: Only those mentioned in this brochure are included in the sale. All others such as carpets, curtains, light fittings, mirrors, garden ornaments etc. are specifically excluded but may be made available by separate negotiation.

Viewing: By appointment with Jackson-Stops & Staff's Exeter office: 01392 214 222.

For sale by private treaty with vacant possession upon completion.

NB. The exterior photographs in this brochure were taken in 2013.

Important Notice

Jackson-Stops & Staff and their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



APPROX. GROSS INTERNAL FLOOR AREA 3884 SQ FT 360 SQ METRES



APPROX. GROSS INTERNAL FLOOR AREA 1481 SQ FT 137.5 SQ METRES



For identification purposes only. Not to scale.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 |
| 55-68 | D | | |
| 39-54 | E | 48 | |
| 21-38 | F | | |
| 1-20 | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | 100 |



Directions

From Exeter follow the A30 towards Okehampton. At Whiddon Down turn left off the A30 and proceed through the village.

At the roundabout take the second exit right, signposted to South Zeal. Continue along the old A30 and just before WainHomes offices turn left at Drybridge Cross, signposted to Throwleigh.

At Week Cross keep right, signposted Throwleigh and then bear right. Immediately after going over the cattle grid at Clannaborough Cross, bear right signposted to Gidleigh.

Continue along this road across the moor and having passed a cattle grid, continue for a further 0.6 miles and take the second turning to the left, signed to Gidleigh. Proceed down this road for 0.3 miles and the entrance drive into The Old Rectory is on the left hand side.





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