A delightful property, full of character and close to the centre of town.

30B Ford Street | Moretonhampstead | TQ13 8LN
PROPERTY TYPE
Converted barn

SIZE
1,056 sq ft

LOCATION
Town

AGE
Victorian (1837 - 1901)

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
2

WARMTH
Gas central heating

PARKING
Garage and off road parking

OUTSIDE SPACE
Courtyard

EPC RATING
78

COUNCIL TAX BAND
B

in a nutshell...
- Open-plan kitchen/living room
- Close to amenities
- Large skylight
- Many innovative features
- Ensuite wet room
- Integral garage
- Open wooden staircase
Located close to the centre of town, and in a quiet location is this delightful, two bedroom property with integral garage.

Traditional style cobbles pave the way, beneath the porch and in front of the garage, to the entrance door. The door opens into a bright and airy hall, with an open wooden staircase to the first floor and tiled flooring leading to a side door to the integral garage and through to a good-sized double bedroom. The bedroom has a fitted full-height cabinet providing storage space with the benefits of modern lighting and a lovely tiled floor which continues throughout the bedroom and into the en-suite wet-room. This is a wonderful room with an excellent, quality finish, and is tiled floor to ceiling with narrow vertical bands of decorative tiles. The suite comprises a mixer shower with modern white basin and WC with a hidden cistern, a mirrored wall cabinet for the toiletries and a chrome heated towel rail.

The beautiful, modern, glass-sided, pine staircase leads to the first floor accommodation offering a bedroom, bathroom and a kitchen/living room. The open-plan kitchen/living room is a fabulous space. Four Velux windows through the vaulted ceiling provide an abundance of natural light and glazed double doors, with a Juliet balcony, at the gable end provide even more. The oak flooring is both beautiful and practical and the walls and ceilings are painted in brilliant white which compliments the bright red of the kitchen splashback, patio doors and steel beam running along the apex of the ceiling. A bare stone wall by the staircase makes an interesting and rustic feature. The modern kitchen sits beneath a large skylight with plenty of dark marble-effect worktop space. The worktop continues into a breakfast bar, and a multitude of black gloss kitchen units provide ample storage for the pots, pans and groceries. Under the skylight there is a double sink and drainer and a modern fan oven with induction hob and extractor fan above, provides the cooking facilities. There are many innovative features including a fish tank built into the low wall separating the kitchen from the living room; a really imaginative and clever use of space. Also on this floor is another double bedroom, with oak flooring throughout and a further Velux window, there is plenty of light. Fitted cabinets and a wardrobe with folding doors provide tons of storage space. The family bathroom has light coloured floor tiles and lovely grey slate walls with built-in cupboards and a white vaulted ceiling. There is a WC, basin and a bath with a shower and folding glass screen above.

The property also has the added benefit of underfloor heating.

Outside there is an area of gravel to the south of the property which provides additional parking for at least two cars. This really is a delightful property full of character. It is superbly presented and must be seen first-hand to fully appreciate all that is on offer.

what the owner loves most...

“Being close to all the facilities in the town, although set off the main road making it lovely and quiet. Being elevated means we get all the light which streams through the windows.”
Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.
bear in mind…

With only a courtyard, it means there is no garden, but being on the doorstep of the Dartmoor National Park means owners have miles of uninterrupted moorland to venture over.
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: 50 meters until 10pm
Town centre: 50 meters
Supermarket: 50 meters
Exeter: 12 miles

Relaxing
Teignmouth beach: 20 miles
Park, swimming pool, sports and social hall

Travel
Bus stop: 50 meters
Train station: 12.5 miles
Motorway or main travel link: A38: 8 miles
Exeter Airport: 12.5 miles

Schools
Moretonhampstead Primary School: 100 meters
South Dartmoor Community College: 14.5 miles

Please check Google maps for exact distances and travel times. Property postcode: TQ13 8LN

how to get there…

From Bovey Tracey take the B382 to Moretonhampstead. On reaching the village keep on the same road bearing left in the centre of the village into Ford Street, passing The Union Inn on the right, continue a little further and the property can be found down a little side slip on the right hand side.
Need a more complete picture? Get in touch with your local branch…

Tel 01626 832 300  
Email bovey@completeproperty.co.uk  
Web completeproperty.co.uk

Complete  
Emlyn House  
Fore Street  
Newton Abbot  
TQ13 9AD

Are you selling a property too? Call us to get a set of property details like these…