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Beechwood, Postbridge, Dartmoor, PL20 6SY

Price : £355,000 Duchy Leasehold



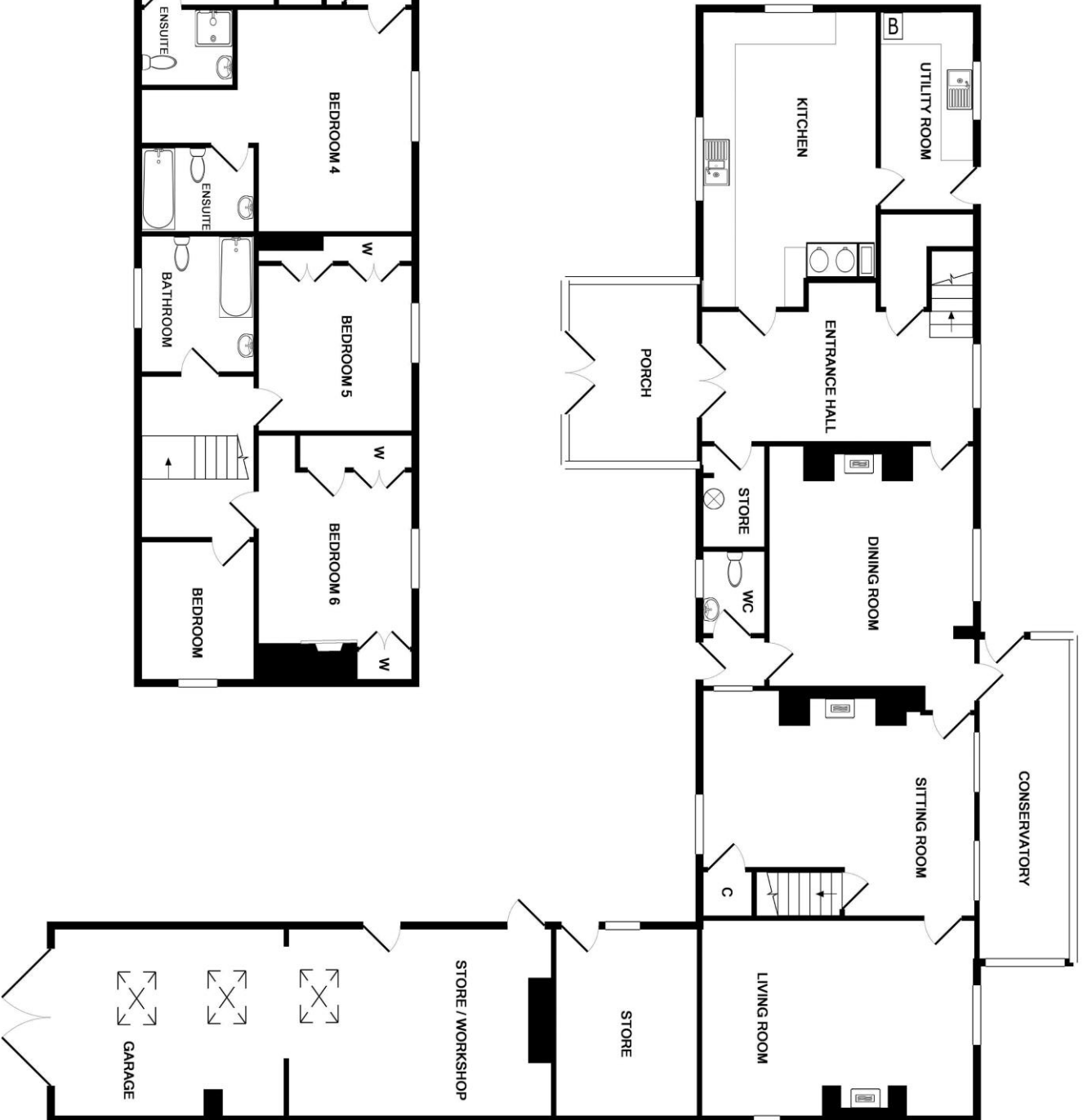
- * A spacious character home and business * Approximately 5.7 acres in all * Ample parking *
- * Village location on Dartmoor close to open moor * Seven bedrooms (2 ensuite) * Two separate bathrooms *
- * Spacious kitchen with Aga * Three reception rooms with fireplaces * Conservatory/breakfast room *
- * Double length garage * Dry store * Stables * Oil fired central heating *



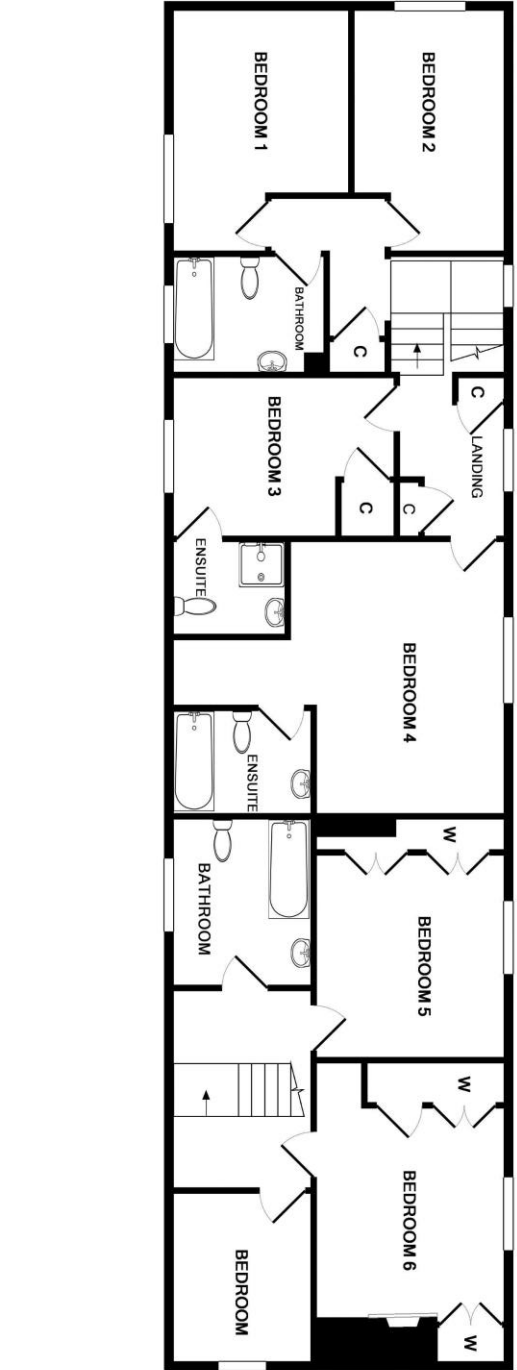
TOTAL APPROX. FLOOR AREA 3014 SQ.FT. (280.0 SQ.M.)

Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For
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regulations. Not to be used for mortgage purposes. Not to be used for insurance purposes.
Not to be used for any other purpose. Not to be used for any other purpose. Not to be used for any other purpose.

GROUND FLOOR
APPROX. FLOOR
AREA 1845 SQ.FT.
(171.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1169 SQ.FT.
(108.6 SQ.M.)



The Property

Beechwood is a detached granite built property currently run as a successful bed and breakfast business. It is presented in very good condition throughout and has three spacious reception rooms with granite fireplaces, a big kitchen/breakfast room with a four oven Aga, a conservatory/breakfast room, a utility room and a w.c. on the ground floor. Upstairs there are seven bedrooms of which two are ensuite plus two further bathrooms. Beechwood is double glazed to all windows and is centrally heated by oil. Outside is a pretty garden with a pond, a paddock, stables and fields which extend to approximately 5.7 acres in all. The property is a Duchy Leasehold and notes are attached for reference.

Situation

Dartmoor is a hugely popular tourist destination attracting thousands of visitors every year and Beechwood is well placed to take advantage of this. Postbridge is a village in the centre of Dartmoor with footpath access to the moor in every direction where there are moorland, woodland and riverside walks. The village has a church, pub, village hall and shop and a visitor centre and large car park. Just 6, 7 and 8 miles away are the moorland towns of Princetown, Chagford and Moretonhampstead where there are a wide range of day to day and specialist shops, schools, places of worship, doctors, dentists and veterinary surgeries. Beechwood is set just off the B3212 which is both good for trade and also offers a direct route straight into the heart of Exeter approximately 20 miles away.

Entrance porch/conservatory 11' 10" x 8' 6" (3.60m x 2.59m)

This is a Upvc double glazed porch Conservatory with a triple glazed roof and a tiled floor. It has ample space for wellies and coats and is entered via double doors from the front garden and has a set of internal double doors which lead into the hall.

Hall 18' 3" x 8' 6" (5.56m x 2.59m)



A spacious entrance hall with double glazed double casement rear window, a staircase to the south wing, some exposed timber beams, a large granite former fireplace, clay tiled floor, understairs cupboard and latched doors to the dining room, kitchen and the cloaks cupboard which also contains the water filtration plant. There is a wall mounted fire panel and boxed fuse panels.

Kitchen 9' 11" x 2' 0" (3.02m x 0.61m)



This is a large kitchen with an oil fired four oven Aga in cream, tiled splashbacks in green and white, two ceiling spotlight fixtures, exposed beams and a clay tiled floor. The kitchen is fitted with a range of base cabinets with pine doors and drawer fronts and extensive white roll top work surfaces incorporating a white glazed earthenware sink with a 1 1/2 bowl and a chromed mixer tap. There is space for a fridge, dishwasher and upright fridge/freezer and there is a fitted T.V. point and ample power points. In the centre of the kitchen is a large matching island with white roll top work surfaces. There are two double glazed double casement windows and a door which leads into the utility room.

Utility room 8' 6" x 9' 0" (2.59m x 2.74m)

A doorway leads out to the garden at the rear and there is a double glazed double casement window which overlooks the garden. A single drainer stainless steel sink is fitted with mixer taps and there are tiled splashbacks and white roll top work surfaces. Within the units there is space for two washing machines and a dryer and at one end of the units is a floor mounted Eurostar oil fired central heating boiler. The floor is clay tiled and there is a single panel radiator and a ceiling light point.

Dining room 12' 11" x 14' 5" (3.93m x 4.39m)

This charming room has exposed beams and a central light fitting and a large granite fireplace with a woodburning stove with a lined flue which is set on a granite hearth with a large granite bressemer beam above. A door leads to an additional entrance lobby and there is a latched door to the conservatory/breakfast room and to the lounge. The dining room has a double glazed double casement window, one exposed granite wall and a double panel radiator.

Front lobby

This has a clay tiled floor, a door to the exterior at the front, a door to the w.c. and a feature stained glass window which looks through to the lounge.

W.C.

This has a low level w.c., a basin, extractor fan, a single panel radiator, a double glazed obscure double casement window and a clay tiled floor.

Lounge 16' 10" x 14' 2" (5.13m x 4.31m)

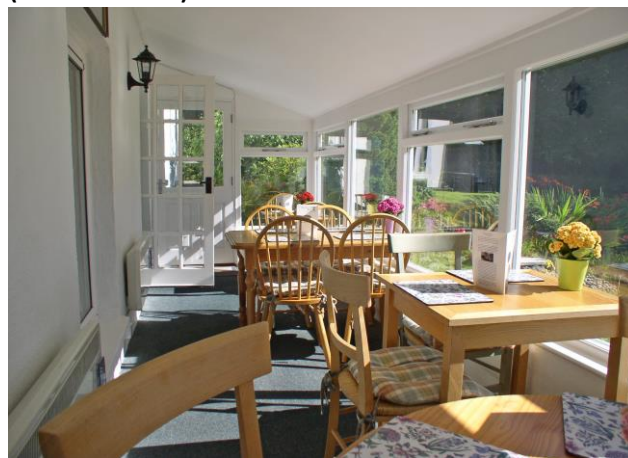
A cosy room with double aspect windows looking to the front garden and out through the conservatory/breakfast room to the rear garden. There are part painted timber clad walls, two window seats and a large granite fireplace with a multi fuel stove, lined flue and a granite bressemer. There is one complete exposed granite wall and there are bookshelves built in adjacent to an understairs cupboard. Two double radiators are fitted and there are latched doors to the study and to the staircase to the north wing.

Study 17' 3" x 12' 5" (5.25m x 3.78m)



A generous study with a large granite fireplace incorporating a multi fuel stove with a lined flue set on a granite hearth and with a granite bressemer beam above. There are exposed beams and there is a double panel radiator, one painted timber clad wall, a T.V. point and telephone point. A corner recess is used for filing and storage and it is set beneath the staircase to the north wing. There is a double glazed casement window which looks out to the garden.

Conservatory/breakfast room 21' 0" x 6' 5" (6.40m x 1.95m)



A fully double glazed conservatory with a lovely view to the garden and the moor and with two wall mounted electric panel radiators, two wall light points and a double glazed door to the garden.

North wing landing

The landing has a staircase which splits at the top to two separate areas each with a white balustrade and latched doors. There is a wall light point.

Bedroom 5 10' 8" x 9' 9" (3.25m x 2.97m)



This attractive double room has two built in double wardrobes, a double panel radiators, a central ceiling light point, a T.V. point and a view to the garden through double glazed wooden casement windows.

Bathroom



This bathroom is shared by bedrooms 5, 6 and 7 and has timber clad walls and a white suite comprising a bath with a timber side panel with shower/mixer taps, a vanity unit with an oval sink and chromed taps, a low level w.c., vinyl floor, single panel radiator and double glazed obscure glazed windows to the front.

Bedroom 6 9' 6" x 9' 8" (2.89m x 2.94m)

A bright room which is part timber clad in painted timber and which has two double wardrobes. There is a cast iron fireplace, a ceiling light point, a further single wardrobe with hanging rails and shelving, a double panel radiator and double glazed windows overlooking the garden.

Bedroom 7 9' 0" x 7' 1" (2.74m x 2.16m)

This is a single room with double glazed windows to the side, painted part clad timber walls, fitted shelves and a double panel radiator.

South wing landing

This landing is reached by a staircase from the main hall and it is a split landing with two linen cupboards, an airing cupboard and two windows looking out to the garden.

Bedroom 1 12' 9" x 9' 1" (3.88m x 2.77m)



This double/twin bedroom has a view to the front of the property and also to the paddock to one side. It has double glazed double wooden casements, a double panel radiator, a T.V. point and a pendant light point.

Bedroom 2 12' 10" x 8' 8" (3.91m x 2.64m)



This is a twin/double room with a view to the paddock and fields, a double glazed double casement window, a pendant light point, a T.V. point and a single panel radiator.

Bathroom



This bathroom is shared by bedrooms 1 and 2 and is fitted with a white suite comprising a bath panelled with painted timber with tiled shower splashbacks, a shower screen and shower/mixer taps, a low level w.c., a pedestal wash hand basin, a shaver/light, a single panel radiator, vinyl floor, extractor fan and a double glazed obscure glazed window.

Bedroom 3 12' 4" x 8' 4" (3.76m x 2.54m)



This is a front facing room looking over the front garden and it has double glazed windows, exposed beams, a T.V. point, an electric panelled convector radiator and a door to the ensuite shower room.

Ensuite shower

Fitted with a glazed shower cubicle with a fitted Mira Elite electric shower and a pedestal wash hand basin and low level w.c. An extractor fan and shaver/light are fitted and the floor is laid to vinyl.

Bedroom 4 (suite) 16' 11" x 13' 10" (5.15m x 4.21m)



This room incorporates an ensuite bathroom and it is a large suite with space for a double and a single bed and with double glazed windows to the garden and a double panel radiator, a built in double wardrobe, a T.V. point and a latched door to the ensuite bathroom.

Ensuite bathroom

This has fully tiled walls and a panelled bath in white with a matching pedestal wash hand basin and low level w.c. There is a double glazed front facing casement window with obscure glazing, a shaver point, a built in mirror door medicine cabinet, a vinyl floor, extractor fan and a single panel radiator.

Entrance

Access to Beechwood is directly from the B3212 via a broad gateway to a gravelled drive and parking area for up to ten cars. From here there is a path to the front porch and a gateway to the fields and stables. To one side of the entrance is the garage and dry store.

Garage 30' 4" x 11' 8" (9.24m x 3.55m)



A double length garage with double doors, a modern corrugated roof, power, light and a side door.

Dry store 12' 4" x 9' 1" (3.76m x 2.77m)

This is a stone store room with power, light and space for shelving.

Gardens

The front garden has many stone features, a path to the front porch and well stocked borders. A pathway leads to the side of the property where there is a chicken run and vegetable garden and an aluminium greenhouse measuring 10' 2 x 8' 3 (3.1 m x 2.51 m) approximately. The rear garden has two levels with a south westerly aspect and a raised grassed area and lower lawn bounded by a Devon bank with a pond and waterfall feature and gravelled patio.

Fields

The gated access from the drive leads into a cut paddock where the stables are sited and also a 'wild' area.

Stables 35' 6" x 12' 0" (10.81m x 3.65m)

This is a very smart wooden framed timber clad stables with three stable doors comprising two loose boxes and a feed/tack room. It has a modern corrugated roof with inset opaque panels for natural light and there is power and light.

Meadows

On the opposite side of the first field is an opening in the Dartmoor bank framed by mature oak and beech trees that leads through to the three meadows which are used for hay and which have a mown path for access to a site for a bench at the end of the path from where to sit and enjoy the views to the surrounding moor.

Services

Private water and drainage, mains electricity, oil by contract.

Note

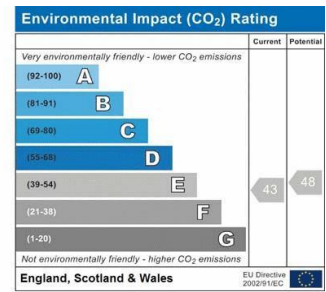
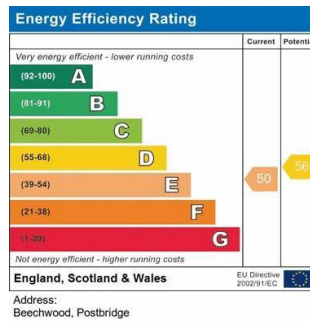
For those wishing to see a little more detail about the bed and breakfast business, Fowlers refer you to the web site www.beechwood-dartmoor.co.uk.

Tenure

This is a Duchy leasehold property with two years remaining of a lease granted in December 1993. The lease is fully renewable at the end of the existing term and rental is currently £6,720 per annum. A new full term lease of 20 years can be granted on purchase.

Directions

From Fowlers go to the top of the Square and turn left into High Street. At the end of the churchyard turn right into New Street and follow the road out of town and for about 3 miles to the B3212 at Beetor Cross where you turn right. Drive for about 4 miles and after crossing the cattle grid at Postbridge look out for the Beechwood B&B sign on your left. Drive into the gravelled driveway and park.



Viewing by appointment only

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