



# Southmeads

Dartmoor



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A beautiful Grade II listed property with a cottage, outbuildings and approximately 12 acres, situated about 3 miles from highly sought-after Chagford

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Southmeads, North Bovey, Dartmoor National Park, Devon TQ13 8RH

Chagford 3.5 miles, Moretonhampstead 3.5 miles, Exeter 16.5 miles

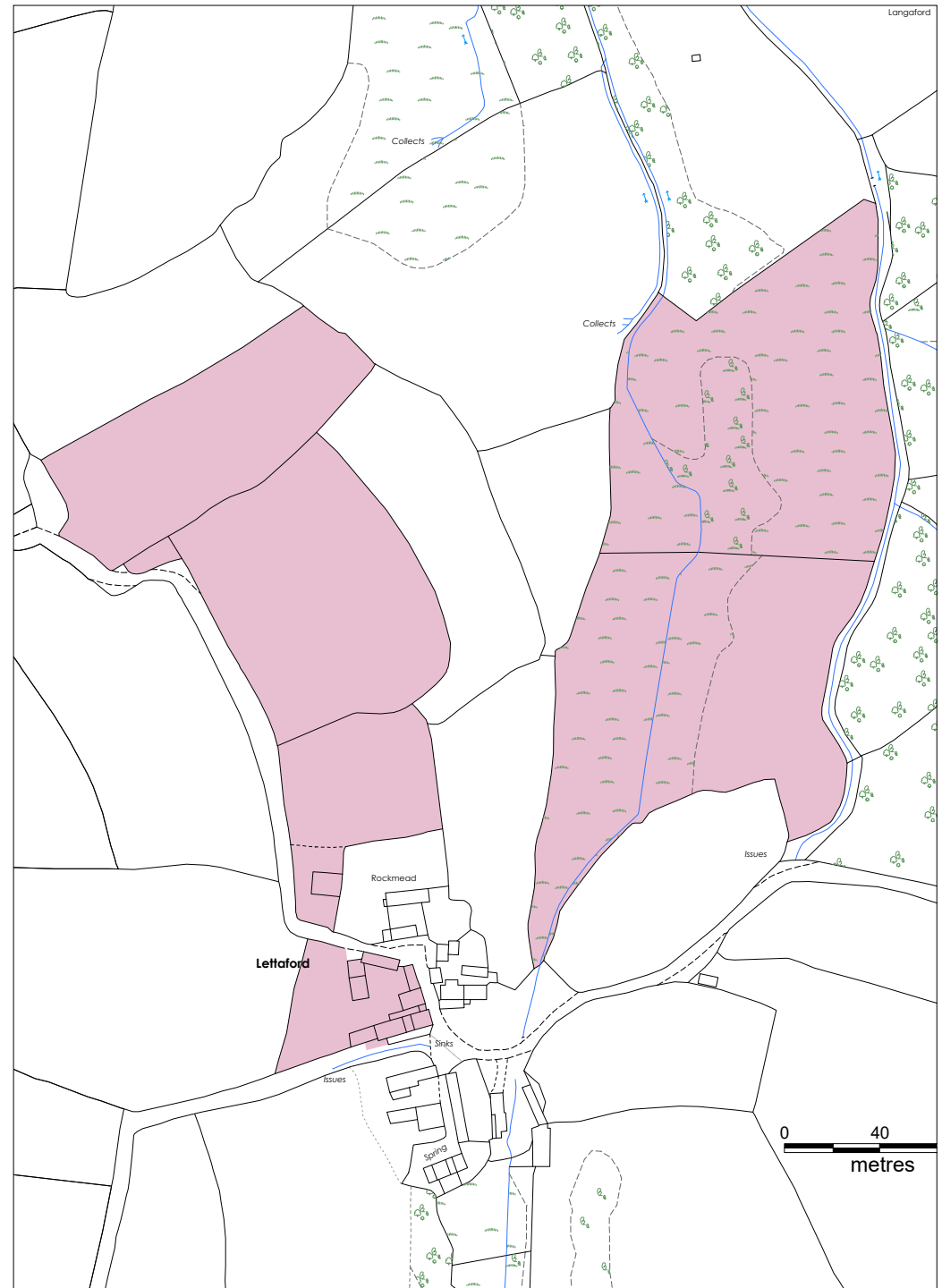
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*Features:*

Cross passage | Drawing room | Sitting room | Study  
Garden room | Kitchen/breakfast room | Utility | Boot room/  
dog room | Cloakroom | 4 Bedrooms | Family bathroom  
2 Shower rooms | Cottage with family room dining area,  
kitchen, 3 bedrooms (1 en suite) & family bathroom | Barns  
Gardens & grounds | Pasture | House EPC rating F  
Cottage EPC rating D

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Approximately 12 acres in all







### *The property*

Southmeads is a charming, superbly presented Grade II Listed Devon Longhouse, dating from the early to- mid 16th century. The property comprises two self-contained dwellings – Southmead Farm and Southmead Cottage- both of which have a wealth of period character and attractive contemporary fittings. The current owners have extensively renovated Southmeads to create a wonderful, superbly finished family home. There are timber beams, flagstone flooring and handsome original fireplaces throughout, with the main house featuring four comfortable, flexible reception rooms. These include the adjoining sitting room and drawing room, both of which have impressive inglenook fireplaces fitted with log burners. There is also a useful study and a light, airy oak beamed garden room, which is a modern addition and opens onto the central courtyard garden via bifold doors, creating a fabulous seamless indoor/outdoor space. The very spacious and welcoming kitchen/ breakfast room has stylish shaker-style units, marble worktops, fitted larder cupboards, a butler sink and an AGA.

There are two staircases in the main house, with each leading to two first-floor bedrooms. All four bedrooms are well-presented doubles, with two benefitting from built-in storage and one benefitting from an en suite shower room. There is also family bathroom, while an additional family bathroom is located on the ground floor.

A concealed internal door connects the main house to the cottage, which also has its own entrance. The cottage includes a comfortable family room and a well-equipped, modern kitchen with fitted appliances including an electric oven, gas hob and a dishwasher. There is also a bathroom and one double bedroom on the ground floor, while upstairs there are a further two bedrooms, one of which has an en suite shower room. The cottage offers opportunities to be used for multi-generational living, guest accommodation or holiday let potential providing a supplementary income.









The Cottage







### *Outside*

The house and cottage are set in stunning gardens and grounds and surrounded by beautiful rolling Dartmoor countryside. There are several outbuildings, including two large barns and several stores totalling more than 3,000 square feet, all of which offer the potential for development, subject to the necessary consents. The gardens include a central courtyard with paved terracing and a lawn, a useful gardeners WC, a further garden with a well-proportioned lawn and a variety of border shrubs trees and hedgerows. There are also open fields and meadows, which are suitable for grazing livestock or exercising horse or other animals. Parking is available for several vehicles at the front of the house and cottage. In total, the grounds measure approximately 12 acres.

### *Location*

Southmeads is set in a peaceful, secluded position surrounded by Dartmoor countryside with direct access from the property to the high moor by foot, providing miles of footpaths and bridleways with magnificent scenery to explore. The property is close to the small market towns of Moretonhampstead and Chagford. Both towns have a variety of shops, cafés, pub and restaurants, and charming, historic town centres. Highly sought-after Chagford is approximately 3 miles away and benefits from a community market garden, which provides fresh produce for residents and neighbouring parishes, and for leisure, there is an outdoor swimming pool, and plenty of walking, cycling and riding routes. There is also a primary school, pre-school and Montessori Nursery School. It has also been



*The cottage*



*The cottage*









mentioned in The Times as one of the most sought after towns to live in within the UK. The award-winning Gidleigh Park Hotel is approximately 4.5 miles away from the property whilst Bovey Castle, approximately a mile away, has a championship golf course and superb spa facilities.

By road, the A30 provides fast connections to Exeter, and the M5. Primary and secondary schools within the catchment are excellent. Primary catchment is Chagford, secondary catchment is South Dartmoor Community College, Ashburton. Alternatively, there is an excellent choice of private education available in Exeter, Newton Abbot and Tavistock.

#### *Directions*

From Exeter, take the B3212/Cowick Street away from the city centre and continue to follow the B2312 for approximately 17 miles before turning right, following the sign for Lettaford. Take the first turning on the left and you will arrive at the property after approximately half a mile.

#### *General*

**Local Authority:** Teignbridge District Council

**Services:** Mains electricity and private water. Private drainage which we understand may not be compliant with current regulations. Further information is being sought.

**Rights of Way:** The driveway is also a public bridle path which leads directly to the high moor.

**Council Tax:** Band F.

**Tenure:** Freehold.

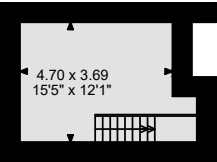
**Guide Price:** £1,750,000



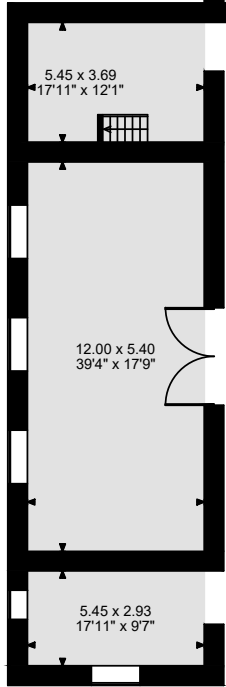
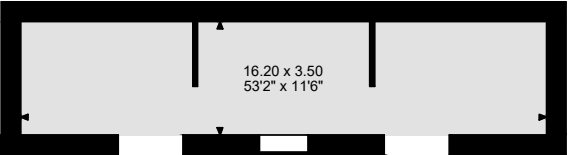


Southmead  
Main House internal area 2,932 sq ft (272 sq m)  
Cottage internal area 1,066 sq ft (99 sq m)  
Garage internal area 136 sq ft (13 sq m)  
Total internal area 4,134 sq ft (384 sq m)

Outbuilding internal area 3,146 sq ft (292 sq m)  
Quoted Area Excludes 'External W/C'

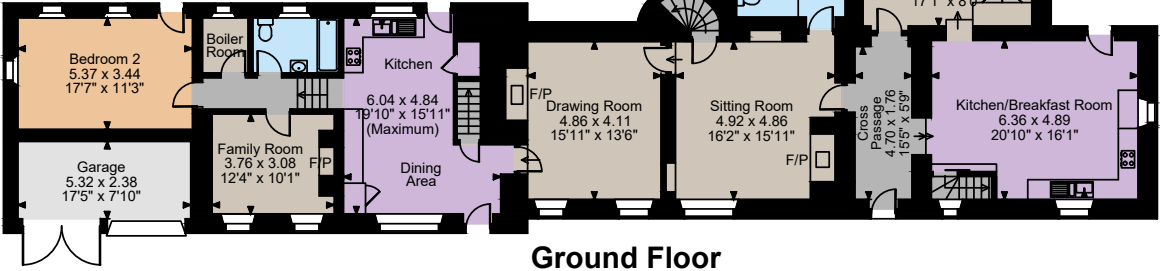


First Floor Over Barn



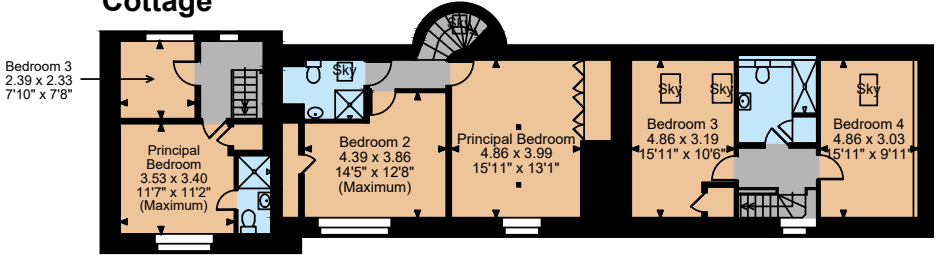
Ground Floor Barn

Cottage

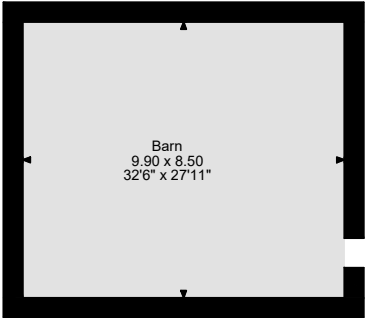
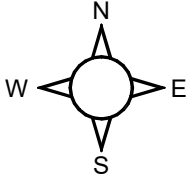


Ground Floor

Cottage



First Floor



The position & size of doors, windows, appliances and other features are approximate only.  
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