



Hameldown House
Moretonhampstead

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& PARKER
BNP PARIBAS GROUP

A spacious family home with half an acre of gardens and stone barn, on the edge of a desirable Dartmoor town

An impressive detached four-bedroom family home with spacious, well-balanced accommodation; set in an elevated position at the end of a quiet cul-de-sac. Within approximately half an acre of gardens and including a stone barn with power and light, the property lies less than 400 metres from the centre of Moretonhampstead, within Dartmoor National Park; equally combining privacy and convenience.



**4 RECEPTION
ROOMS**



4 BEDROOMS



3 BATHROOMS



**DOUBLE
GARAGE +
BARN**



GARDEN



FREEHOLD



**EDGE OF
TOWN**



2,431 SQ FT



**GUIDE PRICE
£850,000**

The property

Hameldown House is an attractive detached four-bedroom family home offering generous and well-balanced accommodation, set in an elevated position at the end of a quiet residential cul-de-sac. Presented in a neutral style throughout, it provides a versatile and move-in-ready environment suited to both family living and entertaining, with well-proportioned rooms arranged across two floors.

The welcoming reception hall opens via a square archway to the formal dining room, where French doors lead directly onto the rear garden. Adjoining is a dual-aspect sitting room/library, while the drawing room forms an elegant principal reception space, featuring an open fireplace, south-facing sliding doors to the front garden and additional French doors to the side, allowing for an abundance of natural light throughout the day. There is a comfortable study which provides an ideal work-from-home space, and a conveniently positioned cloakroom. The dual-aspect kitchen is fitted with a comprehensive range of units, an Aga and space for informal dining, creating a

practical and sociable hub of the home. It offers internal access to the integrated double garage and adjoins a well-equipped utility room with further cabinetry and appliance space. Upstairs, a galleried landing leads to four bedrooms. The principal bedroom benefits from a dressing room with built-in wardrobes and an en suite shower room. A second bedroom enjoys its own ensuite bathroom whilst the third benefits from built-in storage. Two airing cupboards and a family bathroom with over-bath shower complete the first-floor accommodation.

Outside

The property occupies a desirable position at the end of a residential cul-de-sac. A gravel driveway provides ample parking and access to the integrated double garage, from which stairs rise to a useful first-floor hobbies room, offering additional flexibility. The sunny, south-facing front garden extends to approximately 37 metres in length and is bordered by established hedgerow and mature trees, creating privacy and an attractive outlook. A paved terrace enjoys views across the valley towards surrounding farmland,



leading onto a lawn with well-stocked borders and shrubs. To the rear, a further patio area rises via steps to an elevated lawn framed by hedging and flowering perennials, providing additional outdoor seating and garden space. At the far end of the plot stands a stone-built barn with power and light, accessed from the garden and via double gates from the road to the north, ideal as a workshop, studio or garden store, subject to requirements. The property lies less than 400 metres from the centre of Moretonhampstead, within Dartmoor National Park.

Location

The small Dartmoor market town of Moretonhampstead is a charming, historic setting with several local amenities and leisure facilities, including shops, cafés, pubs, restaurants, a sports centre and an outdoor swimming pool. The town has a thriving community and hosts local classes and events, including food festivals and a yearly carnival. Nearby Chagford offers further facilities including additional shops, eateries and an outdoor swimming pool. Both Moretonhampstead and Chagford have primary schools, while the nearest secondary schools are found in Ashburton and Newton Abbot, such as the independent Stover School.

Dartmoor National Park offers excellent opportunities for walking, cycling and riding with direct access to footpaths and bridleways from Moretonhampstead. Water sports and sailing can be enjoyed at Teignmouth and Shaldon, while golf is available at Stover and Bovey Tracey.

The Cathedral and university city of Exeter is situated approximately fifteen miles away. It offers a wealth of cultural and leisure activities with the theatre, museum, arts centre, private health clubs, cinemas, restaurants, cafés, wine bars and a variety of good high street and independent shopping. Many primary and secondary schools can be found in Exeter, including Exeter School and The Maynard School.

Communication links are excellent, the A30 provides fast and efficient connections to Exeter and the M5, while the A38 provides connections to Plymouth. Newton Abbot and Exeter St. Davids mainline stations offer direct services to London Paddington taking around 2 hours.



Distances

- Chagford 4.3 miles
- Castle Drogo National Trust 5.9 miles
- Ullacombe Farm Shop 8.2 miles
- Stover Golf Club 9.0 miles
- Newton Abbot Train Station 13.7 miles
- Exeter St David's Train Station 14.8 miles
- Exeter City Centre 15.2 miles
- Exeter Airport 26.0 miles

Nearby Schools

- Moretonhampstead Primary School
- Chagford CofE Primary School
- Cheriton Bishop Primary School
- Stover School
- Sands School
- Trinity School
- Mount Kelly School
- Exeter School
- The Maynard School





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

Denotes restricted head height

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Floorplans

Main House internal area 2,431 sq ft (226 sq m)
 Garage Building internal area 571 sq ft (53 sq m)
 Barn internal area 140 sq ft (13 sq m)
 Total internal area 3,142 sq ft (292 sq m)
 For identification purposes only.

Directions

TQ13 8GB
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General

Local Authority: Teignbridge District Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band G
EPC Rating: C
Wayleaves and easements: This property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Exeter

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