



Yelfords, Chagford, Dartmoor National Park, Devon

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**STRUTT
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Yelfords, Chagford, Dartmoor National Park, Devon TQ13 8ES

A superb country house with extensive equestrian facilities, set in approximately 7.19 acres with outstanding views over the surrounding National Park

Chagford 2.2 miles, A30 5.8 miles, Okehampton 12.4 miles, Exeter 23.4 miles

Reception hall | Drawing room | Sitting room
Dining room | Kitchen/breakfast room | Larder/utility | Two cloakrooms | Seven bedrooms, two en suite | Family bathroom | Laundry | Attic storage | Double garage | Workshop | Stable block with five stalls & tack room | Stable block with three stalls | Garden & grounds approximately 7.19 acres | EPC rating D

The property

Yelfords is an impressive family home that offers a generous 4850 sq. ft of light-filled, immaculately presented and versatile accommodation arranged over three floors. The property lies in a peaceful position in the heart of Dartmoor National Park, within its extensive grounds of approximately 7.19 acres, benefiting from equestrian facilities and superb views.

The spacious reception hall provides a bright and welcoming entrance to the property and provides access to the ground floor reception rooms. The drawing room features a wood-burning stove and has a triple-aspect including a bay window recess that provides plenty of natural light and takes full advantage of the magnificent surrounds. There is also formal dining room with a feature fireplace and an adjoining sitting room with open aperture to the kitchen/breakfast room. With styling in keeping with a traditional farmhouse kitchen, fittings include wood-fronted cabinetry, topped with

granite work tops, an Aga stove and a Belfast sink, along with a terracotta tiled floor. An adjoining larder/utility provides further space for storage and appliances. The ground floor accommodation is completed by two useful cloakrooms. There is also a large cellar, housing the boiler and providing further storage.

Two staircases lead to the first floor accommodation which benefits from an elevated outlook over the surrounding countryside. There are five double bedrooms on the first level including the generous principal bedroom which benefits from a triple-aspect and fitted storage. Two of the bedrooms have en suite facilities while there is also a family bathroom and a laundry room on this floor. A further stairway leads up to the second level where there are two additional double bedrooms and a vast attic storage space that offers development potential.

Outside

The property enjoys an elevated position and is approached via a gated driveway which extends around the side and front of the house providing parking for numerous vehicles and access to the double garage and adjoining workshop. The beautiful gardens and grounds extend to approximately 7.19 acres and include large expanses of rolling lawns, interspersed by a variety of trees and mature shrubs and hedging, a tranquil pond and large grassy paddocks providing ideal space for exercising horses or grazing animals. Terracing to the rear of the property provides an ideal spot for al fresco dining and entertaining and a fantastic vantage point for admiring views. Within the grounds there are also two separate stable blocks offering loose boxes and ancillary storage providing options for equestrian-enthusiasts and riding out on the moor. There is a 3.96kWp solar panel array on the stable block roof.









Location

Yelfords is in a beautiful setting in the heart of Dartmoor National Park. This part of moor is renowned for its magnificent scenery, and together with the Teign Valley, offers a great number of unrivalled walking, riding and cycling routes. Just over two miles away, Chagford offers a wide range of local amenities, including plenty of independent and boutique shops, a post office, banks, a health centre, a dentist, sports facilities and a good selection of pubs, cafés and restaurants. The town also has a primary school and a Montessori school. The market town of Okehampton is approximately 12 miles away and offers a further extensive range of amenities including a selection of shops, supermarkets, schools, and leisure facilities. The award-winning Gidleigh Park Hotel is just two miles away and Bovey Castle, four miles away, has a championship golf course and superb spa facilities. The Cathedral city of Exeter is situated 23 miles to the east and is the most thriving city in the South West. The city offers a wealth of cultural activities with the theatre, the museum, arts centre and a variety of good shopping. Many

primary and secondary schools can be found in Exeter including Exeter School and The Maynard School, while Exeter University is ranked amongst the top 10 in the country. There are good transport connections in the area with the A30 just five miles away, offering easy access towards Cornwall to the west, and Exeter and the M5 motorway to the east. Mainline rail services are available from Exeter St. Davids (just over two hours to London Paddington), while Exeter airport offers an ever increasing number of flights to domestic and international destinations.

General

Local Authority: West Devon Borough Council

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

Council Tax: Band G

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold **Guide Price:** £1,800,000



Yelfords

Total Area (2.91 ha / 7.19 ac)

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Not to Scale. Drawing No. X20099-01 | Date 10.07.23





Floorplans

House internal area 5,076 sq ft (472 sq m)
Garage/Workshop internal area 602 sq ft (56 sq m)
Stables & Stores internal area 1,099 sq ft (102 sq m)
For identification purposes only.



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

From the M5 at Exeter (junction 31) take the A30 signed Okehampton/Bodmin for 16.7 miles. Turn left on to the A382 signed to Moretonhampstead/Torrington/Winkleigh/Whiddon Down. Go through Whiddon Down to the mini-roundabout and turn left towards Moretonhampstead, still on the A382. After 3.4 miles turn right, onto the B3206 signed to Chagford. Follow this road for 1.4 miles to the T-junction in the centre of Chagford. Turn right and after 150 yards, fork left. Follow this road for 0.7 mile to the top of a hill with a sharp left-hand bend at Waye Barton Cross. Just after the bend turn right signposted to Kestor/Thornworthy. Follow this narrow road for 1 mile to Yeo Cross and continue around to the right signed to Teigncombe/Batworthy/Kestor. In 0.4 mile, having passed some cottages on your left (ducks crossing!) you will find the drive for Yelfords on the left-hand side. Continue up the drive and Yelfords will be found at the end.

Exeter

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