

Dapplemoor
Chichacott, Okehampton

Strutt
& Parker

Land and property. Since 1885.

A beautifully appointed barn conversion offering elegant, contemporary accommodation, excellent equestrian facilities and far-reaching views, in a peaceful rural setting near Okehampton

Dapplemoor is an exceptional contemporary residence, providing more than 3,700 sq ft of beautifully appointed accommodation. Combining striking modern architecture with high-quality finishes, the property has been thoughtfully designed to embrace its elevated position, including far-reaching views of Dartmoor. Character features, including exposed stone walls and timber beams, sit alongside light-filled, open-plan living spaces, creating a home that is both impressive and welcoming. Dapplemoor is an eco home that has many environmental credentials including underfloor heating throughout the home. The property also benefits from a site-wide security system with an automatic gate, that can be linked to a phone. The extensive grounds extend to approximately 6 acres, with outbuildings offering excellent equestrian facilities.

The property

The principal reception room is the impressive 32ft drawing room, featuring tiled flooring, exposed beams and a substantial stone fireplace fitted with a log-burning stove. Adjoining the drawing room, the magnificent 49ft kitchen and dining room is arranged in a semi open-plan layout, with a sliding glass door framing panoramic countryside views and overhead skylights flooding the space with natural light. The kitchen is fitted with shaker-style units, integrated appliances and an Everhot range, while a generous utility room provides additional storage and space for laundry appliances. Further reception space includes a bright sun room, with overhead skylights and French doors opening onto a terrace. The ground floor also offers a generous double bedroom with an en-suite shower room and French doors to the outside. Completing the accommodation on this floor is the luxury principal suite, comprising a sitting room and dressing room with a partial double-height ceiling and bi-folding doors that open onto a terrace. The spacious principal bathroom features a bath, separate shower and sauna. A staircase from the sitting room leads to the principal bedroom.



An additional staircase from the drawing room leads to two further double bedrooms, which share a Jack and Jill shower room. One bedroom benefits from floor-to-ceiling bespoke fitted wardrobes.

Outside, beautifully landscaped gardens include split-level terraces ideal for al fresco dining, well-maintained lawns, raised planted beds and a raised deck with a hot tub, maximising the exceptional elevated views. Beyond the gardens, the wider grounds include fenced paddocks and an all-weather arena (60x20m), providing excellent facilities for equestrian use or livestock grazing. A substantial 1,800 sq ft American-style barn with stabling further enhances the property's equestrian credentials, while a detached studio offers versatile additional space with a range of potential uses. In all the property enjoys approximately 6 acres.

Location

The property lies in the small, rural hamlet of Chichacott, just outside of the bustling town of Okehampton and on the edge of Dartmoor National Park. Okehampton provides a range of shops, restaurants, cafés and supermarkets, as well as leisure facilities and schooling. More extensive amenities are available in the regional capital of Exeter. The area is well regarded for education, with several reputable state and independent schools within reach, including Okehampton College, Mount Kelly and slightly further afield, Exeter School, The Maynard and Exeter College. The opportunities for outdoor pursuits in the area are endless. There are good walking and cycling routes direct from the property, whilst the National Parks of Dartmoor and Exmoor are both within easy reach. Meeth Quarry Nature Reserve (150 hectares) is also nearby which joins up with the Tarka Trail. Excellent hacking is available directly from the property and The Grange Equestrian Centre is just 10 minutes away. Communications are excellent: Okehampton station offers hourly services to Exeter, with onward links to London Paddington, and the A30 provides fast and efficient connections to Exeter, and the M5. Exeter Airport provides an ever-increasing number of domestic and international flights. Postcode region: EX20

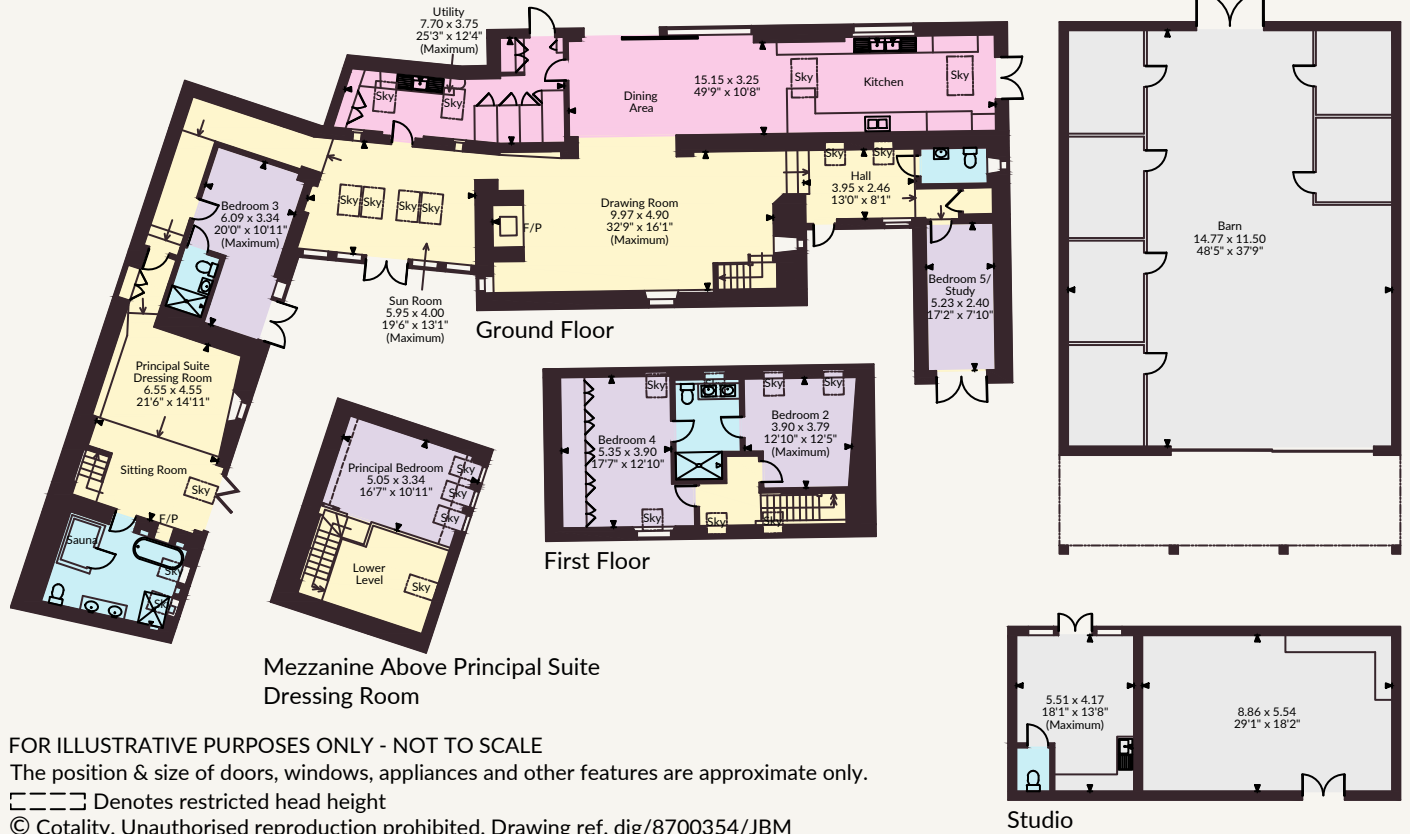
General

Local Authority: West Devon Council
Services: Mains electricity and water. Private drainage via new Klargest treatment plant which we understand is compliant with current regulations. Two ground source heat pumps. Underfloor heating. Council Tax: Band G. EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

3,734 sq ft (347 sq m)
Three reception rooms | Five bedrooms, two en suite | Family bathroom | Detached studio
Excellent equestrian facilities with American barn and arena
Landscaped gardens | Paddocks
Approximately 6 acres
Exceptional views towards Dartmoor
Freehold | Rural
Guide price £1,500,000



Dapplemoor Chichacott, Okehampton
 Main House internal area 3,734 sq ft (347 sq m)
 Barn internal area 1,828 sq ft (170 sq m)
 Studio internal area 795 sq ft (74 sq m)
 Total internal area 6,357 sq ft (591 sq m)



Strutt & Parker Exeter

24 Southernhay West, Exeter, Devon EX1 1PR
 01392 215631 | exeter@struttandparker.com



@struttandparker struttandparker.com

**Strutt
& Parker**

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken August 2026. Particulars prepared August 2026.