



Water

Manaton, Dartmoor National Park, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A beautiful unlisted family home with a successful holiday cottage and outbuildings, set in approximately 9.1 acres

A characterful, detached six-bedroom property, offering 3,381 sq ft of light-filled, flexible accommodation arranged over two floors. Configured to provide an elegant and practical living and entertaining environment and maximising the far-reaching views, the property sensitively combines modern amenities with period features. The property benefits from a detached three-bedroom holiday cottage and sits in an idyllic position on the edge of Manaton and in the heart of the Dartmoor National Park.



4 RECEPTION ROOMS



9 BEDROOMS



6 BATHROOMS



DOUBLE GARAGE & OUTBUILDINGS



9.1 ACRES



FREEHOLD



VILLAGE



5,528 SQ FT



**GUIDE PRICE
£1,300,000**



Water- The main house

The accommodation flows from a welcoming reception hall with flagstone-flooring through to a spacious kitchen/dining room. The kitchen has a range of wall and base units, complementary worktops, a double Butler sink, Aga and modern integrated appliances while there is also space for a sizeable family dining table. There is an impressive original fireplace fitted with a woodburning stove, exposed timber beams and a walk-in larder with an original stone sink. A door from the kitchen leads out onto the garden. The sitting room offers generous reception space with a feature stone fireplace with woodburner and two sets of arched French doors that open onto the garden and provide a wealth of natural light. Adjoining the sitting room is a useful study with bespoke shelving while the property also benefits from an additional reception room at the rear. The ground floor accommodation is completed by a cloakroom and a fitted utility room.

On the first floor the property offers a generous L-shaped principal bedroom with open shower room and five further bedrooms, one with Jack and Jill access to an en suite family bathroom. The first floor also provides two family shower rooms.

The Hayloft- Holiday Let/Annexe

The Hayloft is beautifully presented and is currently run as a successful holiday cottage with a good income. It could also be used as an annexe providing ancillary accommodation to the farm house. The Hayloft is on two floors and has a vaulted 30ft kitchen/dining/family room and three double bedrooms, all with en suite bathrooms.

Outside

The property is approached through a five-bar gate and there is parking for several cars. There is a detached double garage and two log stores and a useful utility/boiler room with an adjoining gardener's WC. There are also stables and a tack room. The beautiful and substantial south facing part-walled garden is laid mainly to lawn bordered by mature planting and features a vegetable garden with raised beds, fruit cages and a greenhouse, an orchard, a thatched summerhouse and gravelled terraces providing ideal space for entertaining and al fresco dining with far-reaching views over the property's grounds and surrounding countryside. The property enjoys approximately 9.1 acres in total with most of the land comprising pasture bordered by mature hedgerow providing, ideal space for horses or for gazing livestock.









Location

Water lies is in an idyllic rural Dartmoor setting, surrounded by rolling hills in the peaceful village of Manaton. The property has direct access to footpaths and bridleways leading to Bower Mans Nose, Hound Tor, Lustleigh Cleave and Hay Tor providing immediate access to woodland, rivers and moorland. Manaton has a strong community with a parish church, a well-regarded pub (just 200 yards from the property) and a monthly market in the village hall, while the market town of Bovey Tracey lies five miles to the south-east. The town has a selection of shops, supermarkets, restaurants and cafés, plus a twice-monthly farmer's market. There is also an outdoor swimming pool, while golf is available at Stover, and unrivalled walking, cycling and riding routes are close-at-hand across Dartmoor. Water sports and sailing can be enjoyed at Teignmouth and Shaldon, while an excellent choice of shops and leisure facilities is available at Newton Abbot, ten miles away. The A38 Devon Expressway is seven miles from the property, providing easy access towards Plymouth to the south, and Exeter to the north. Newton Abbot has a mainline station with direct services to London Paddington taking just under 2.5 hours. Exeter airport offers an ever increasing number of flights to international and domestic destinations.

Distances

- Bovey Tracey 5.3 miles
- Kingsteignton 10.8 miles
- Newton Abbot mainline station 10.8 miles
- Newton Abbot 11 miles
- Ashburton 12.7 miles
- Exeter 21 miles

Nearby Schools

- Chagford Church of England Primary School
- Moretonhampstead Primary School
- Coombeshead Academy
- Teign School
- Stover School
- Sands School
- Exeter School
- Exeter College (Ofsted rated outstanding)

Hayloft



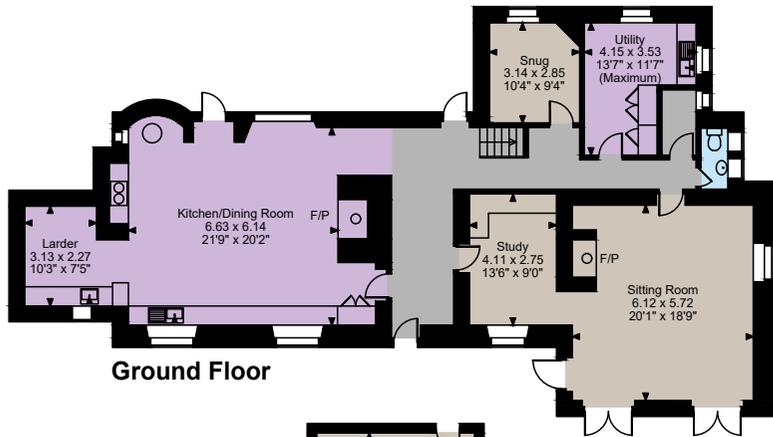
Hayloft



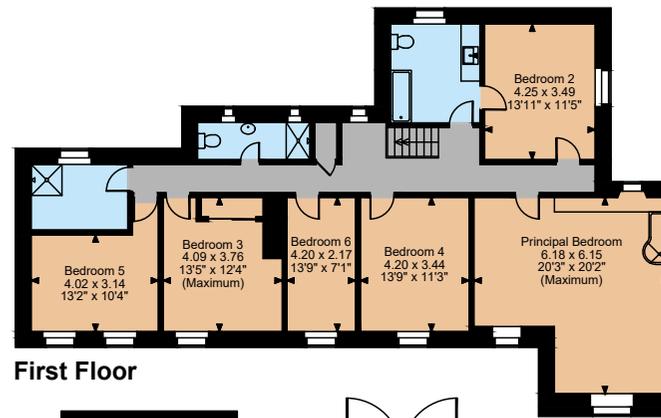
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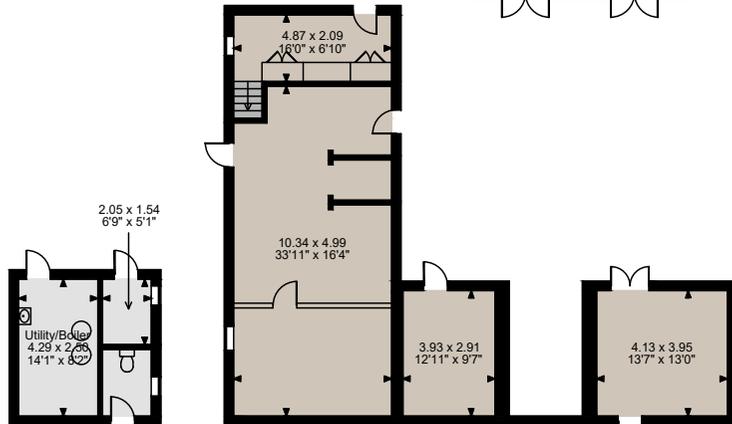




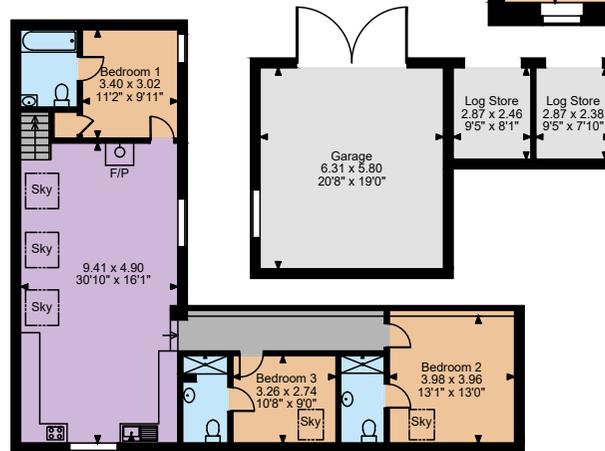
Ground Floor



First Floor



Hayloft Ground Floor



Hayloft First Floor

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

Main House internal area 3,381 sq ft (314 sq m)
 Garage internal area 394 sq ft (37 sq m)
 Outbuildings internal area 347 sq ft (32 sq m)
 Hay Loft internal area 2,147 sq ft (199 sq m)
 Total internal area 6,269 sq ft (582 sq m)
 For identification purposes only.

Directions

TQ13 9UB

what3words: ///deeper.digestion.custodian - brings you to the property

General

Local Authority: Teignbridge Council

Services: Mains electricity and water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating. Ground source heat pump.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: E. The Hayloft: D

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

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