

Rock Cottage
Manaton, Dartmoor National Park



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A charming cottage nestled in an idyllic village within Dartmoor National Park, offering extensive gardens and paddock measuring approximately 6.2 acres, a substantial detached workshop, and breathtaking views over the surrounding countryside.

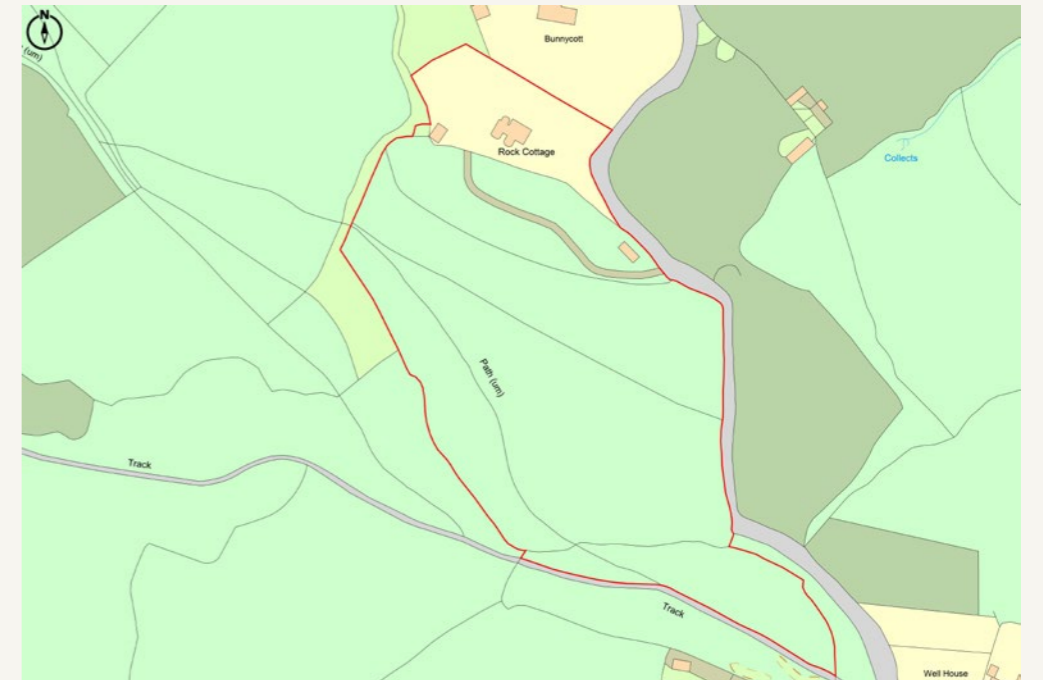
Rock Cottage is a characterful two-bedroom period home, featuring traditional stone and slate-hung elevations and surrounded by beautiful established gardens. The cottage offers just under 2,000 sq ft of accommodation that is in need of modernisation offering exciting renovation opportunities.

The property

The ground floor accommodation is accessed through a welcoming reception space, which flows seamlessly into a light-filled sun room enjoying wonderful views across the grounds. On the opposite side, French doors open into a further conservatory-style reception room, providing direct access to the garden. To the rear, a sitting room offers a further generous reception space with a bay window welcoming plenty of natural light and an attractive feature fireplace. There is a fully-equipped kitchen/dining room which features an impressive original fireplace with a timber mantel and wood-burning stove, traditional lattice windows and a bay window that overlooks the grounds. Completing the ground floor accommodation is a useful shower room. The first floor provides two double bedrooms, including the generous principal bedroom, served by a family bathroom.

Outside

Set within enchanting grounds of approximately 6.2 acres, the property enjoys a private and tranquil setting. The gardens are a true highlight, with sweeping lawns, mature rhododendrons and azaleas, and areas of established bluebell woodland.



From its elevated position, the property also benefits from far-reaching views across the rolling Dartmoor landscape. In addition, there is a substantial detached timber-clad workshop extending to over 600 sq ft, offering excellent versatility and potential as a studio, home office or ancillary accommodation, subject to any necessary consents. A sweeping private driveway leads to the cottage and provides ample parking space.

Location

The property is set in the picturesque moorland village of Manaton, on the eastern fringes of Dartmoor National Park, an area renowned for its dramatic landscapes, open countryside and excellent walking and riding opportunities. The nearby market town of Chagford provides a charming range of independent shops, cafés, pubs and everyday amenities, while the larger towns of Bovey Tracey and Newton Abbot offer further facilities including supermarkets, leisure centres and a mainline railway station. The area is well served for schooling, with highly regarded independent options such as Stover School, Exeter School and Mount Kelly. Transport links are excellent with access to the A38 and A30 providing routes towards Exeter, Plymouth and the wider Southwest. Mainline rail services from Newton Abbot railway station and Exeter St David's railway station connect directly to London Paddington and other major cities, while Exeter Airport offers convenient domestic and European flights.

Postcode region: TQ13

General

Local Authority: Teignbridge Council
 Services: Mains electricity and water. Private water via a well and private drainage which we are currently investigating to see if it is compliant with current regulations.

Council Tax: Band F

EPC Rating: E

Mobile and Broadband checker: Information can be found here

<https://checker.ofcom.org.uk/en-gb/>

Right of Way: There is a right of way across the top left field.

Further information is available from the vendors agent.

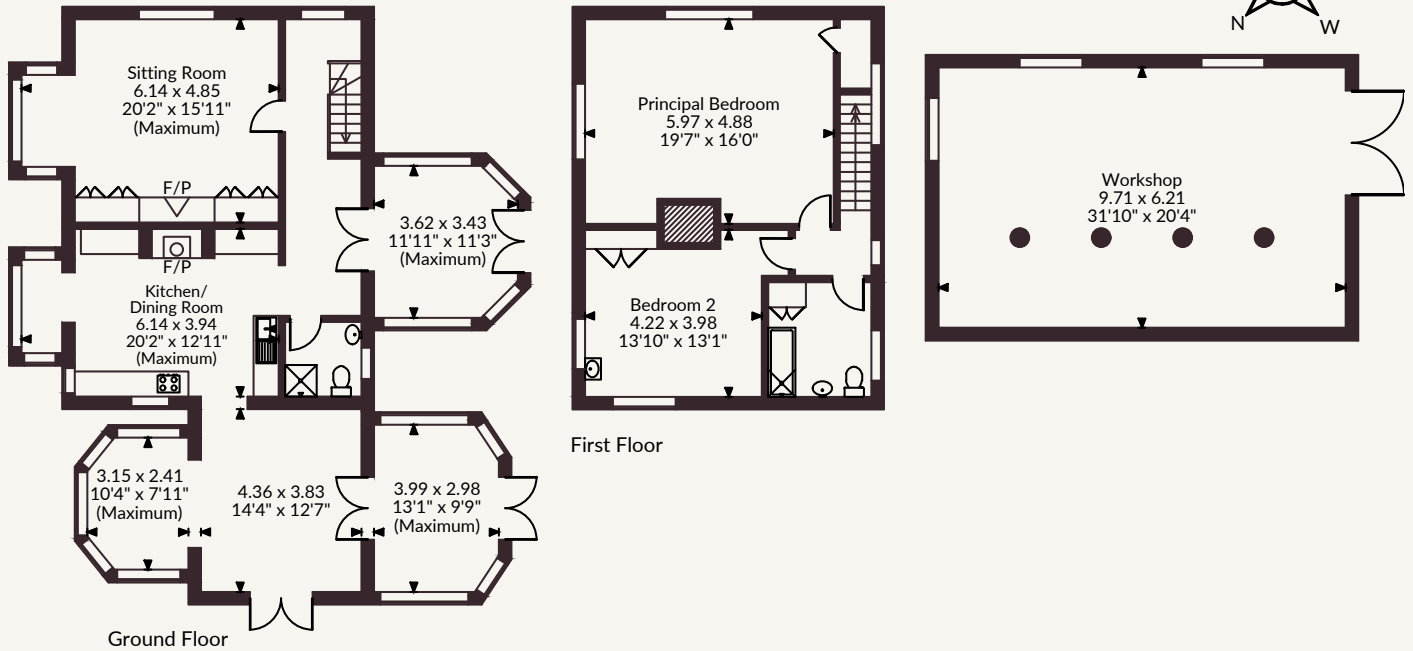
Wayleaves and easements: This property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not



1,925 sq ft (179 sq m)
Three reception rooms
Two bedrooms
Two bathrooms
Substantial outbuilding
Beautiful established gardens
Approximately 6.2 acres
Far reaching Dartmoor views
Freehold | Village

Guide price £750,000

Rock Cottage, Manaton, Newton Abbot
 Main House internal area 1,925 sq ft (179 sq m)
 Workshop internal area 649 sq ft (60 sq m)
 Total internal area 2,574 sq ft (239 sq m)



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