Rock Cottage
Manaton, Dartmoor National Park

Strutt & Parker

Land and property. Since 1885.

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.

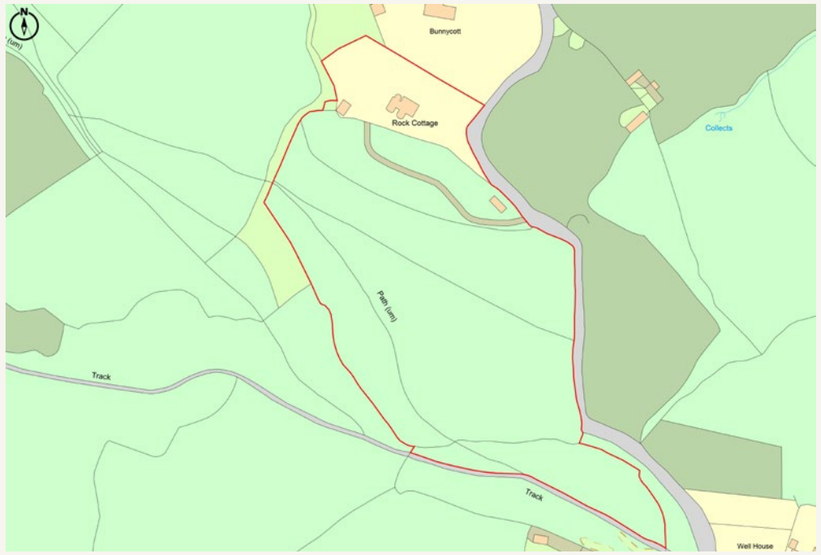
Rock Cottage is a characterful two-bedroom period home, featuring traditional stone and slate-hung elevations and surrounded by beautiful established gardens. The cottage offers just under 2,000 sq ft of accommodation that is in need of modernisation offering exciting renovation opportunities.

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.

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

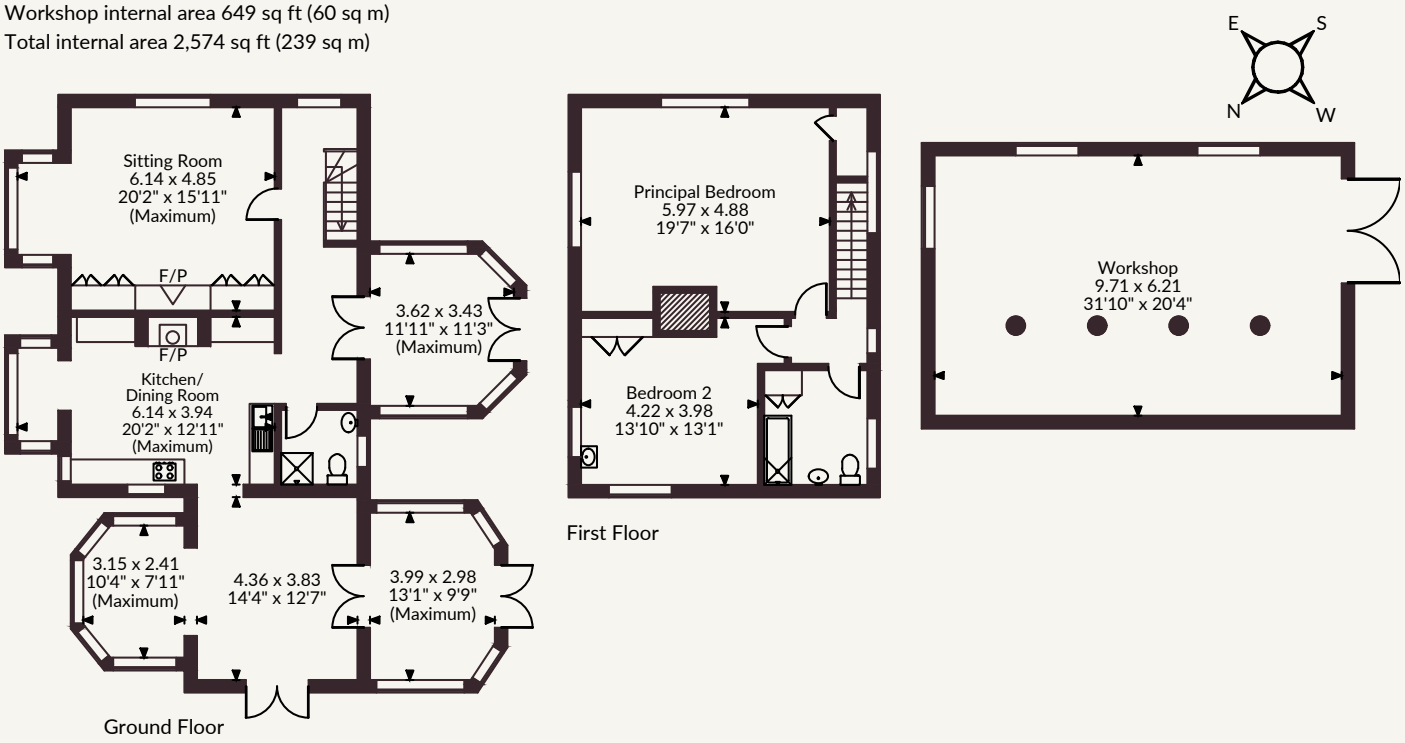


From its elevated position, the property also benefits from far-reaching views across the rolling Dartmoor landscape. In addition, there is a substantial detached timber-clad workshop extending to over 600 sq ft, offering excellent versatility and potential as a studio, home office or ancillary accommodation, 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/
Wayleaves and easements: This property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8686509/JBM

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

MIX Paper | Supporting responsible forestry FSC™ C209466

@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 May 2026. Particulars prepared May 2026.