



Langhill

Dartmoor National Park

A beautifully refurbished Jacobean farmhouse, set in extensive grounds of approximately 41.2 acres in the Dartmoor National Park. Available as a whole or lot 1

Langhill, Moretonhampstead, Dartmoor National Park, Devon TQ13 8QE

Moretonhampstead 0.5 miles, Chagford 3.5 miles, A30 6 miles, Exeter 13 miles, Exeter St Davids mainline station (London Paddington just over 2 hours) 14.3 miles

Features:

Entrance Hall | Drawing room | Sitting room | Pentice | Dining room | Kitchen/breakfast room | Garden room with mezzanine level | Study | Utility/boot room | Media room | Cloakroom | Library | Family room | Principal bedroom with en suite and dressing room | Six further bedrooms, one en suite | Family bathroom | Three shower rooms | EPC rating D

Workshop | 3 bay carport and garage | Stables | Garden store Pavillion

Walled garden | Parkland | Orchard | Pond | Pasture

About 41.2 acres in all. Lot 1 includes 8.4 acres





The property

Langhill is an exceptional Grade II listed Jacobean property that has been meticulously refurbished by the current owners to provide just over 7,100 sq. ft of beautifully appointed and elegant accommodation. The property was originally constructed in the early to mid-17th century as a farmhouse and is characterised by granite walls, mullioned windows, a slate roof with render and a prominent two-storey porch supported by granite Doric columns. Internally the property has been modernised and more recently has undergone a thorough restoration and extension (2008/09), with sections of the adjoining barns converted into elegant open-plan living areas while retaining much of the property's historic character. The property lies in a magnificent position in the Dartmoor National Park, surrounded by immaculate gardens and grounds of approximately 41.2 acres. Langhill enjoys an enviable position on the outskirts of a sought-after market town benefitting from a peaceful position yet is within close proximity to excellent amenities.

The property offers six well-proportioned reception rooms which include the welcoming drawing room which features fine detailed cornicing and an original granite fireplace and an adjacent sitting room which also features an impressive inglenook fireplace. There is also a dining room for more formal entertaining which provides access to the newly refurbished kitchen. The kitchen offers plenty of storage in farmhouse style units to base and wall level, solid Oak worktops, a central island, a range cooker and a double oven, modern integrated appliances and space for a family dining table. The new extension is seamlessly connected to the kitchen and showcases a magnificent, vaulted garden room with a mezzanine gallery. The garden room offers a wealth of natural light with French doors that open onto a gravelled terrace. Delicate Oak carvings featuring an Oak leaf and acorn motif, provide a unifying decorative detail throughout the property. The thoughtfully reconfigured layout also includes a well-equipped media room, a utility room and a shower room with a staircase leading to two first floor bedrooms and an additional shower room. This wing of the

property offers versatile accommodation and could serve as an annexe if desired. A pentice connects the dining room to the new extension and serves as both a boot room and hall with two sets of French doors that open onto a south-facing courtyard. The ground floor accommodation is completed by a dedicated home office with a door that opens onto the garden and an adjoining cloakroom.

The first floor offers three bedrooms including the principal bedroom which benefits from a generous dressing room with access onto the mezzanine level and an en suite bathroom with a roll top bath and separate shower unit. One further bedroom is also en suite while there is also a family bathroom and a library on this floor. The second floor provides an additional two double bedrooms, a family room and a shower room.

Outside

Langhill is surrounded by beautiful formal gardens and grounds which include a traditional walled garden, rolling lawns complimented by an array of well-stocked beds, colourful perennials and lush herbaceous borders, gravelled terraces, an enclosed vegetable garden with raised beds and a greenhouse and an established orchard. A garden pavilion lies beside a small watercourse and pond providing a superb space for al fresco dining and entertaining with numerous peaceful seating areas found throughout the grounds. The gardens gently slope onto parkland which include Scots Pine and Lime trees with areas of recently planted native hardwood species attracting a variety of wildlife. The surrounding grounds comprise mainly pasture which have been well managed with fencing, gating and water. Much of the land is used for sheep grazing under annual grazing licenses. The property also benefits from a courtyard of timber outbuildings which include stabling and storage as well as a carport which is currently used as covered party barn offering excellent additional outdoor dining space. In all the property enjoys approximately 41.2 acres. Lot 1 includes approximately 8.4 acres.









Situation

Langhill is set in a peaceful, secluded position surrounded by Dartmoor countryside, on the outskirts of the small market town of Moretonhampstead and close to Chagford. Both towns have a variety of shops, cafés, pubs and restaurants, and charming, historic town centres. The picturesque town centre of Moretonhampstead has several independent cafés and retailers, including a family butcher, while the town has an outdoor swimming pool, and easy access to plenty of walking, cycling and riding routes across Dartmoor. Both Chagford and Moretonhampstead also have primary schools, while the nearest secondary schools are found in Ashburton and Newton Abbot. Just 5 minutes from the property is Bovey Castle which is a 5* hotel with an 18 hole golf club with spa and sports facilities. The renowned Gidleigh Park Hotel is also closeby. The Cathedral city of Exeter is situated 13 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. Dartmoor National Park offers unrivalled opportunities for walking, cycling and riding with direct access to footpaths and bridleways from the property. Water sports and sailing can be enjoyed at Teignmouth and Shaldon, while golf is available at Stover and Bovey Tracey. Communication links are excellent, the A30 is six miles away and provides fast and efficient connections to Exeter and the M5 while the A38 is just 9 miles away providing connections to Plymouth. Exeter St Davids mainline station provides direct services to London Paddington taking around 2 hours.

Directions

what3words: /// visits.shirts.procured

General

Local Authority: Teignbridge Council

Council Tax: Band G

Services: Mains electricity and gas. Private Water. Private drainage which we understand may not be compliant with current regulations. Further information is being sought. Gas and Oil-fired central heating. **Tenure:** Freehold

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

Guide Price: £2,250,000. Lot 1 £2,000,000





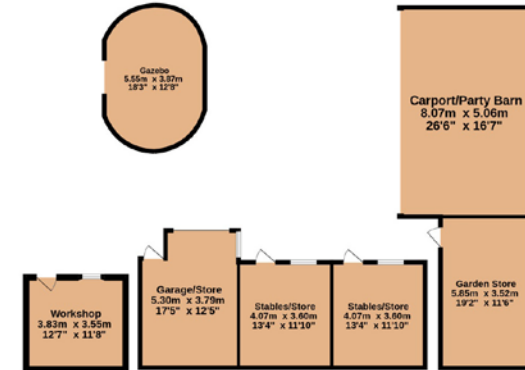
Ground Floor
293.4 sq.m. (1013 sq.ft.) approx.



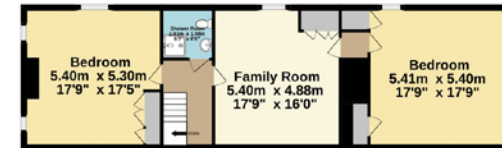
2nd Floor
295.2 sq.m. (1014 sq.ft.) approx.



Outbuildings
34.4 sq.m. (119 sq.ft.) approx.



2nd Floor
117.8 sq.m. (1264 sq.ft.) approx.



TOTAL FLOOR AREA : 665.4 sq.m. (7162 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

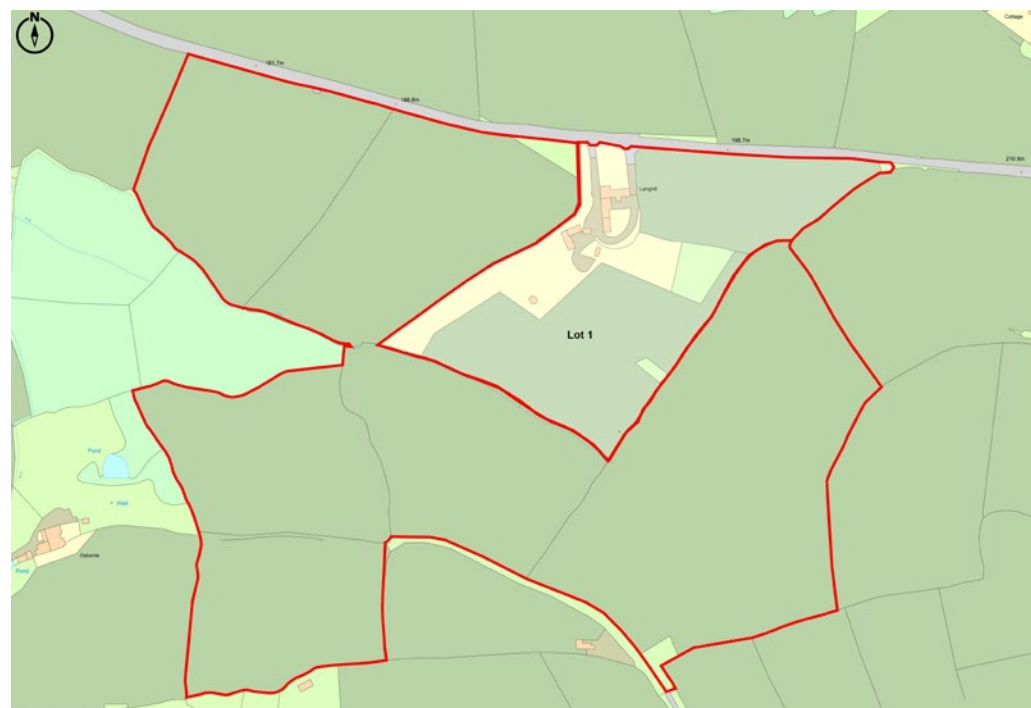
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