



Midfields, Moretonhampstead, Devon

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Midfields, North Bovey Road, Moretonhampstead, Devon TQ13 8PB

A fine detached home with versatile accommodation, extensive outbuildings and approximately 6.8 acres, nestled in a secluded Dartmoor setting

Moretonhampstead 0.9 miles, Chagford 4.1 miles, Newton Abbot 12.8 miles, Exeter 13.5 miles, Exeter Airport 25.5 miles

Reception hall | Drawing room | Conservatory
Kitchen/breakfast room | Utility | Cloakroom
Principal bedroom with en suite shower room
Two further bedrooms | Shower room | EPC rating E

Annexe: Sitting room | Kitchen/breakfast room
One bedroom with en suite | Shower room

Garaging and workshop block | Stables | Barn
Summer house | Shed | Garden | Approximately 6.8 acres

The property

Midfields is an attractive family home that offers almost 3,000 sq. ft of light-filled and flexible accommodation arranged across three floors. The property benefits from a first-floor annexe and has several outbuildings which include stabling. The property lies in far reaching grounds of approximately 6.8 acres and is nestled in a private position on Dartmoor with superb views over the surrounding moors.

The main reception room is the impressive 27ft drawing room which has a vaulted ceiling, wooden flooring and a fireplace fitted with a woodburning stove. The room also has a triple aspect with full-height windows on one side and sliding glass doors opposite, opening onto a sunny balcony and providing a wealth of natural light. The ground floor also has a light,

airy conservatory with views over the gardens as well as two ground floor double bedrooms that could also be used as further reception space if required or as a useful study. The kitchen and breakfast room has fitted units to base and wall level, plenty of worktop space, integrated appliances and space for a family dining table. This floor is completed by a useful shower room with a WC. On the lower ground floor the utility room provides further space for household storage and appliances and also has a cloakroom. The principal bedroom is also located on this floor and benefits from fitted storage and en suite shower room as well as sliding doors that open onto a terrace.

The first floor is currently used as an annexe and has a well-proportioned sitting room and a bright, fully equipped kitchen/breakfast room. There is one double bedroom with an adjoining en suite bathroom with a bath and a separate unit as well as an additional shower room connecting to the sitting room. This floor provides opportunities for multigenerational living but could also be reconfigured to provide further bedrooms if required.

Outside

The property is set-in far-reaching grounds of approximately 6.8 acres, which include rolling fields and meadows and enchanting woodland with magnificent views across the surrounding Dartmoor countryside. A private driveway leads to the property and outbuildings, where there is ample parking space for multiple vehicles. The outbuildings include a large brick-built garaging block with storage and workshop space, an open barn, a timber-framed storage shed and two stables. The garden surrounding the property includes patio space outside the conservatory providing ideal space for alfresco dining and entertaining, with the wider grounds providing fenced paddocks and large open fields, bordered by fencing, hedgerows and mature trees. The land provides ideal pasture for livestock.









Location

Midfields is set in a peaceful, secluded position surrounded by Dartmoor countryside, within easy reach of the small market towns of Moretonhampstead and 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. Also less than a third of a mile away from the property is a riding club providing a unique facility for training and exercising horses. Both Chagford and Moretonhampstead also have primary schools, while the nearest secondary schools are found in Ashburton and Newton Abbot. 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

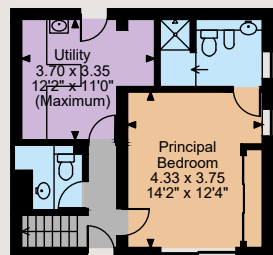
centre and a variety of good shopping. Many primary and secondary schools can be found in Exeter including Exeter School and The Maynard School. By road, the A30 is less than seven miles away and provides fast and efficient connections to Exeter and the M5.



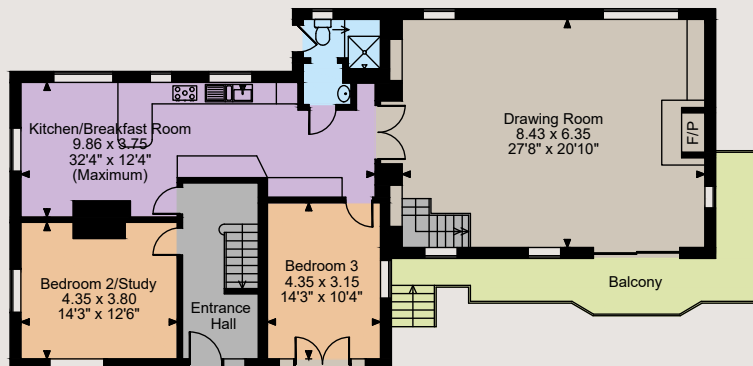


Floorplans

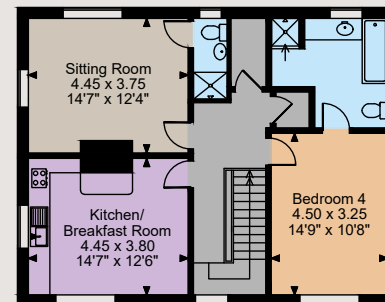
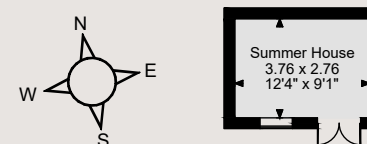
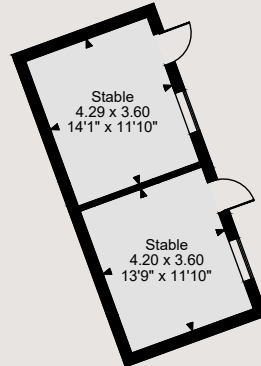
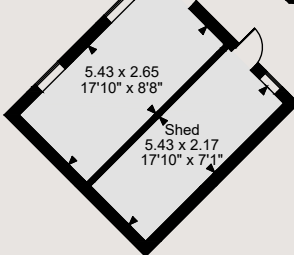
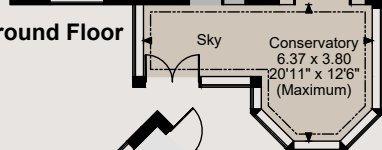
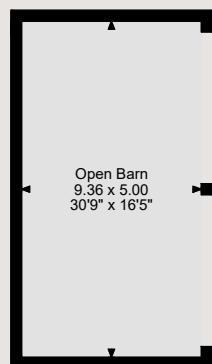
House internal area 2,964 sq ft (275 sq m)
Garage internal area 376 sq ft (35 sq m)
Outbuildings internal area 1,481 sq ft (138 sq m)
Stables & Summerhouse internal area 447 sq ft (41 sq m)
Balcony external area 171 sq ft (16 sq m)
For identification purposes only.



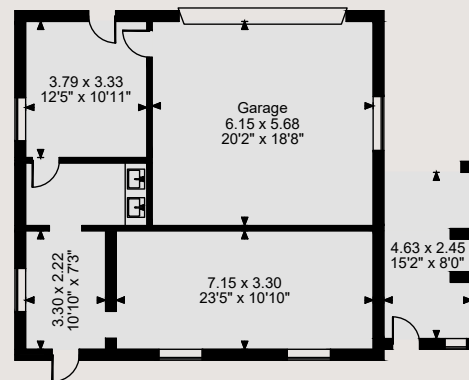
Lower Ground Floor



Ground Floor



First Floor



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

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Directions

From Exeter, take the A377/Alphington Road away from the city centre and merge onto the A30. After 14 miles take the A382 exit toward M'hampstead/Torrington/Winkleigh/A3124. Follow A382 for 14.3 miles and then turn right onto Cross St/The Square/B3212. Turn left onto Pound Street and then right onto North Bovey Road and after 0.5 miles you will find the entrance to Midfields on the right.

What3Words///gender.possibly.classmate brings you to the property's driveway.

General

Local Authority: Teignbridge District Council

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

Council Tax: Band F

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

Tenure: Freehold

Guide Price: £1,300,000

Exeter

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