



Hartland House, Postbridge, Dartmoor National Park,
Devon

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**STRUTT
& PARKER**

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Hartland House, Postbridge, Yelverton, Devon PL20 6SZ

A superb detached family home with extensive accommodation and outbuildings, nestled in approximately 3.4 acres in an unrivalled position on Dartmoor

Moretonhampstead 8.5 miles, Tavistock 12.8 miles, Plymouth city centre 21.5 miles, Exeter city centre 21.5 miles

Reception hall | Sitting room | Family room
Dining room | Kitchen/breakfast room
Utility | Pantry | Two cloakrooms | Sitting area
Six bedrooms | Two dressing rooms | Two
bathrooms | Two shower rooms | Workshop
Garage | Greenhouse | Stable | Sheds | Garden
Approximately 3.4 acres | EPC rating F

The property

Hartland House is a fine country home with more than 4,000 square feet of beautifully presented accommodation arranged over two floors. There are splendid character features throughout the property, including exposed timber beams and ornate fireplaces, while there is also attractive modern fittings and elegant décor and styling. The reception hall provides an impressive welcome with a central staircase and a beautifully carved fireplace. The ground floor features flexible reception rooms including the dual aspect sitting room with French doors that open onto the garden and a feature fireplace. There is also formal dining room that features parquet flooring, an impressive brick built fireplace and also benefits from plenty of natural light and a door onto the gardens. Additional reception space can be found in the comfortable family room. The generous L-shaped, semi open-plan kitchen and breakfast room has farmhouse-style painted units to base and wall level, plenty of worktop space including

a large peninsula and a range cooker. Across the hallway the pantry and utility room provide further space for storage and appliances. Also on the ground floor are two useful cloakrooms.

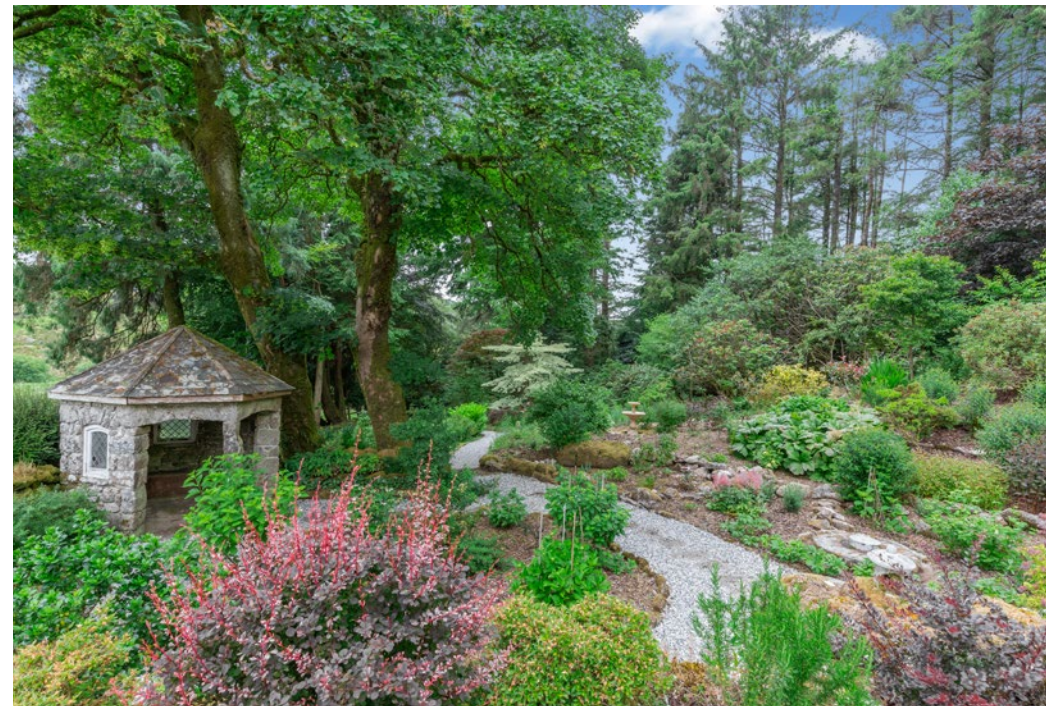
Two separate staircases lead to the first floor where there is a spacious landing with a sitting area and six double bedrooms including the generous principal bedroom that features extensive fitted storage. Two of the bedrooms are currently used as studies providing ideal space for home working. In addition, the first floor also has two family bathrooms, one with a separate shower room and two generous dressing rooms with built-in wardrobes.

Outside

The house is set in enchanting gardens and grounds of approximately 3.4 acres that includes rolling lawns, peaceful woodland and a variety of flora and fauna as well as fenced, grassy paddocks which are ideal for grazing livestock or exercising horses. The grounds also border the babbling East River Dart. Attached to the house there is a double garage and a sizeable workshop with a shower room with further outbuildings including a greenhouse, a stable and three sheds providing plenty of space for garden storage. A gravel driveway provides access to the garage and supplies plenty of parking space.

Location

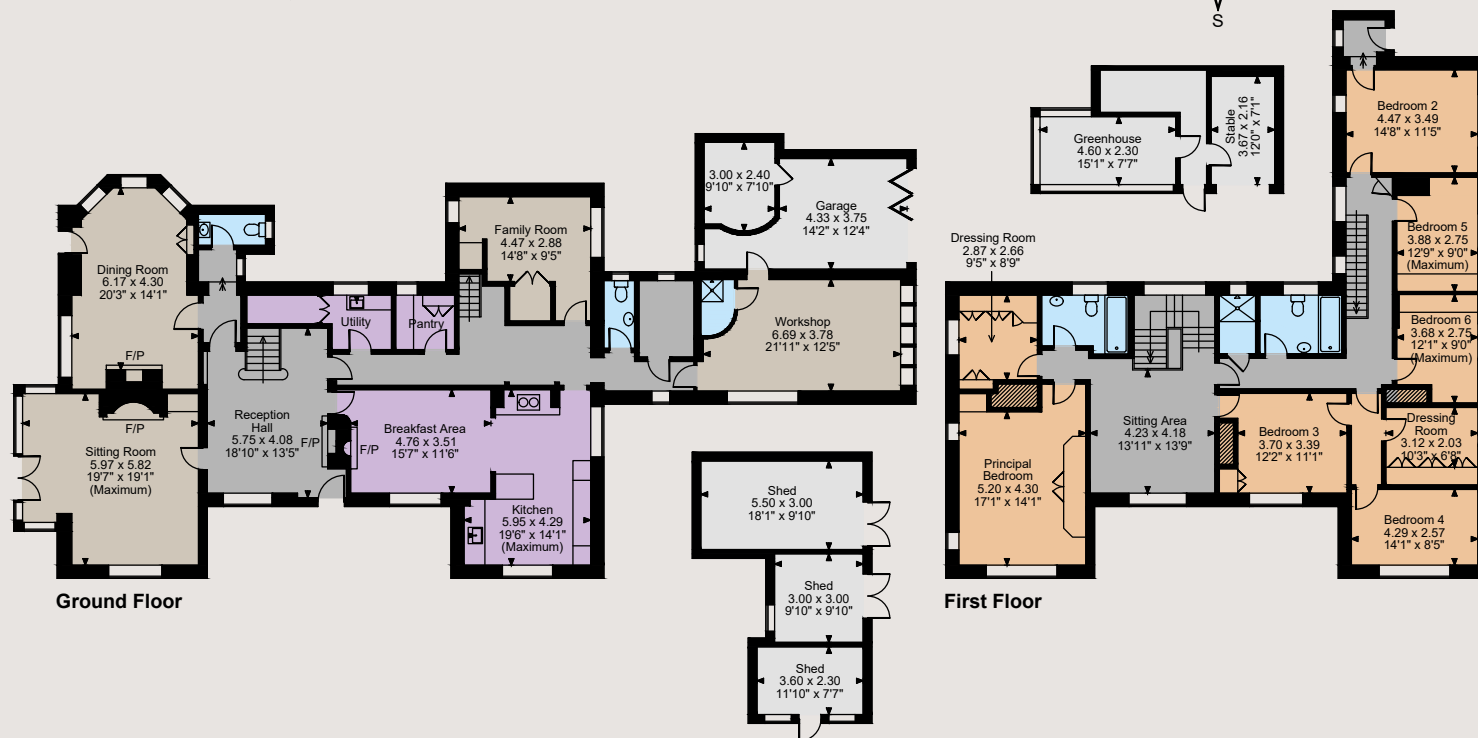
The property is set in an outstanding position in the Dartmoor National Park, in a secluded position close to the village of Postbridge. The area is renowned for its spectacular scenery, granite tors, heather clad moorland and wooded valleys and there are far reaching views across the moor from the property as well as access to the many lifestyle benefits on offer. The area provides miles of unrivalled walking, cycling and riding routes including the nearby Great Mis Tor and King's Tor. There is a village hall and two local pubs in Postbridge, while nearby Princetown has several local amenities, including pubs and cafés, a village shop, a community centre and a primary school.





Floorplans

House internal area 4,220 sq ft (392 sq m)
Garage internal area 292 sq ft (27 sq m)
Outbuildings internal area 666 sq ft (62 sq m)
Total internal area 5,178 sq ft (481 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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The market towns of Moretonhampstead and Tavistock are 8 and 12 miles away respectively, between them offering an excellent range of shops, supermarkets and leisure facilities, plus superb schools, including the independent Mount Kelly in Tavistock. The property is equidistant (approximately 20 miles) from Exeter and Plymouth, both of which provide a further choice of shopping, supermarkets and leisure facilities, plus mainline rail services. Road connections include the A386 at Tavistock and the A38 at Ashburton.

Directions

From Exeter, take the B3212 (Cowick Street and Dunsford Road) away from the city centre and follow the B3212 for 21 miles before forking to the right. After 0.5 miles, take the track on the right and you will arrive at the property after 0.2 miles.

General

Local Authority: West Devon Borough Council

Services: Mains electricity and private water.

Private drainage which we understand is compliant with current regulations. Oil-fired central heating.

Council Tax: Band G

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

Tenure: Leasehold of 55 years

Guide Price: £975,000

Exeter

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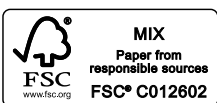
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