



Higher Middlecott Manor
Chagford, Dartmoor National Park, Devon

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Higher Middlecott Manor, Chagford, Dartmoor National Park TQ13 8EW

A charming Grade II Listed property with five bedrooms and approximately 15 acres, in a peaceful Dartmoor setting near sought-after Chagford

Chagford 1.5 miles, Okehampton 13 miles, Exeter 22 miles

Drawing room | Sitting room | Dining room
Kitchen/breakfast room | Utility | Principal bedroom with en suite bathroom | Four additional bedrooms | Family bathroom
Shower room | Garage | Shed | Outbuildings
Gardens | Fields of pasture | Approximately 15 acres in total | EPC: F

The property

Higher Middlecott Manor is a beautiful Grade II Listed Devon longhouse dating from the 16th or 17th century. The house has plastered elevations and a charming thatched roof, while inside there are character features including exposed timbers and brickwork, flagstone flooring and original fireplaces.

The main ground floor reception room is the drawing room with its impressive inglenook fireplace. There is also a comfortable sitting room with another grand fireplace, while the formal dining room provides space to entertain guests or enjoy family meals. The kitchen/breakfast room features modern units in white, a range of integrated appliances and an AGA, with the adjoining utility room providing more space for storage and appliances.

Upstairs there are five double bedrooms, most with attractive exposed timber eaves. The principal bedroom benefits from an en suite bathroom, and there is also a first floor

family bathroom which services the remaining bedrooms. Downstairs there is a further shower room. Wonderful countryside views can be enjoyed from much of the first floor.

Outside

The property is set in peaceful gardens and grounds, surrounded by stunning Dartmoor countryside. A garage provides parking while further parking could be provided by converting the large shed outbuilding. Further outbuildings within the grounds also provide development opportunities subject to obtaining the necessary consents. The grounds include rolling lawns, meadows and paddocks with various shrubs and trees, including an orchard. Fields of pasture lie beyond the gardens. In total, the grounds measure approximately 15 acres.

Location

Higher Middlecott Manor is in a beautiful setting in the heart of Dartmoor National Park. Just over a mile away, Chagford offers a wide range of local amenities, including plenty of independent and boutique shops, a post office, banks, a health centre, a dentist, superb sports facilities and a good selection of pubs, cafés and restaurants. The town also has a primary school and a Montessori nursery. The market town of Okehampton is approximately 13 miles away, with its excellent selection of shops, supermarkets, schools and leisure facilities.

There are good transport connections in the area, with the A30 just six miles away, offering easy access towards Cornwall to the west, and Exeter and the M5 motorway to the east. Mainline rail services are available from Exeter St. Davids (two hours to London Paddington), while Exeter airport provides flights to UK destinations and several locations in Europe and beyond. The area provides a selection of established independent schools including Stover and Exeter School.





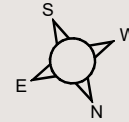








Floorplans
 House internal area 2,821 sq ft (262 sq m)
 Shed internal area 263 sq ft (24 sq m)
 Outbuildings internal area 1,062 sq ft (99 sq m)
 For identification purposes only.



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

□ □ □ Denotes restricted head height

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Directions

From Exeter, take the A30 heading west for 14 miles, then exit to the left onto the A382, towards Moretonhampstead. Take the left lane to continue straight ahead, and then after 0.5 miles, take the first exit at the roundabout, to stay on the A382. Continue for about 3.5 miles before turning right onto Adley Lane, then after a further half a mile, turn right to stay on Adley Lane. After just under half a mile, turn left at the junction and continue for approximately a mile, after which you will find the property on the right.

General

Local Authority: West Devon Borough Council.

Services: Mains electricity and private water. Private drainage which we understand may not be compliant with current regulations. Further information is being sought. Oil fired central heating and AGA.

Council Tax: Band G.

Guide Price: £1,275,000.

Exeter

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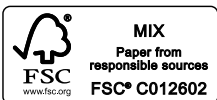
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