



Splash Cottage, 1 The Splash, Ponsworthy, Dartmoor
National Park, Devon

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Splash Cottage, 1 The Splash, Ponsworthy, Dartmoor National Park, Devon TQ13 7PJ

An iconic Grade II listed cottage, presented to a high standard, surrounded by picturesque Dartmoor countryside

Widcombe-in-the-Moor 2 miles, A38 5.5 miles, Ashburton 6 miles, Newton Abbot 11.5 miles, Exeter 24 miles

Sitting/dining room | Kitchen | Utility room
Two Bedrooms | Family bathroom | Garden
EPC: E

The property

Splash Cottage is a charming and unique Grade II listed thatched cottage located in the heart of the stunning Dartmoor National Park. Thought to date from the early 19th century, the cottage and the adjacent ford and old clapper bridge are prominent historical features to the area with the cottage often featured on postcards, book covers and even chocolate bars. The cottage provides very well-presented accommodation including two bedrooms and is decorated with Farrow & Ball throughout. The property is currently used as an extremely successful holiday let achieving an occupancy rate of over 95% in its first year.

There are various appealing character details throughout, as well as attractive modern décor and fittings. Features include timber beams and original fireplaces with exposed stonework, as well as engineered wooden flooring throughout the ground floor. At the front of the ground floor there is a well-proportioned sitting room with an inglenook fireplace, which is fitted with a log burner. Towards the rear, the stylish kitchen has white farmhouse-style units and wooden worktops, as well as a range of quality integrated appliances. The utility room offers

additional storage, while the ground floor also has the family bathroom with an over-bath shower. Upstairs, there are two well-presented double bedrooms with windows overlooking the picturesque surrounding countryside.

Outside

The cottage opens onto the lane with a pretty ford running across it just a few yards away. Parking is available in front of the cottage or further along the lane. At the rear, the terraced garden includes a gravel seating area, a lawn and an upper area of beds with various shrubs and perennials.

Location

Splash Cottage, which takes its name from the picturesque ford and clapper bridge close to the property, is located in the peaceful hamlet of Ponsworthy, nestled in the spectacular West Webburn valley in the heart of Dartmoor. Comprising a handful of properties, the hamlet is known for its unique historic buildings and the abundance of wildlife, and rare flora and fauna.

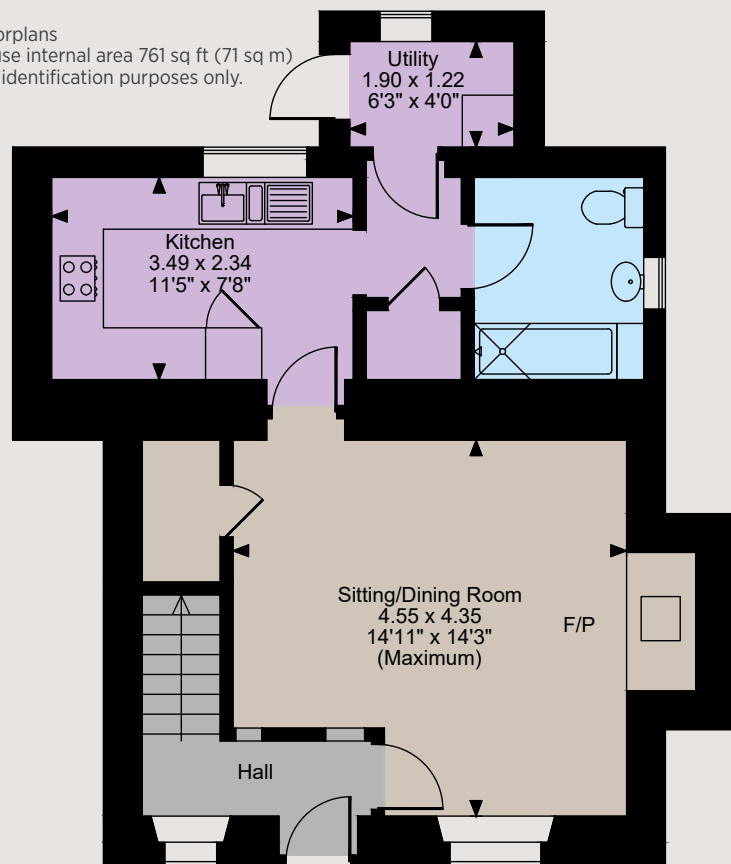
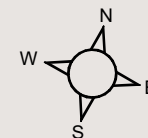
Widcombe-in-the-Moor, just two miles away, has a primary school, village shop (with post office facilities), two pubs including the award winning Ruggestone Inn, a teasop, a superb cafe and restaurant, several gift shops, a tennis court and riding stables. The property is well placed to take advantage of the excellent recreational and sporting facilities in the area, including moorland walking, riding and cycling direct from the property. The popular long distance walking route, Two Moors Way also runs past the property where open moorland can be found just a short distance away.

Exeter is approximately 24 miles away and has a number of good schools, a top university, and excellent cultural and recreational facilities with many restaurants, shops and a John Lewis. Intercity high speed trains operate from Newton Abbot and Exeter St David's to London Paddington, the Midlands and the north of England.

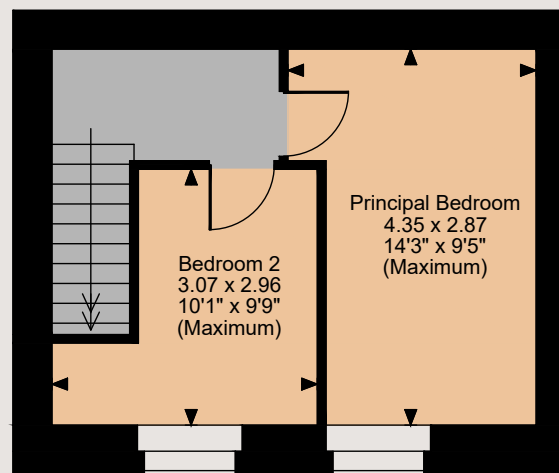




Floorplans
House internal area 761 sq ft (71 sq m)
For identification purposes only.



Ground Floor



First Floor

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

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From Exeter Central, trains operate via Salisbury to London (Waterloo). Exeter Airport offers a range of domestic and European flights.

General

Local Authority: Teignbridge District Council.
Services: Mains electricity, water and drainage. Electric combi boiler.
Council Tax: Currently exempt as a small business. Business rates apply
Tenure: Freehold.
Guide Price: £450,000

Directions

The postcode TQ13 7PJ will take you to the property using a satellite navigation system.

From Exeter, head away from the city centre and join the A38 Devon Expressway. Continue for 17 miles, and then take the exit for Ashburton. Turn right onto the B3352 and continue for 4.6 miles, before turning right, following the sign for Leusdon, Ponsworthy and Widecombe-in-the-Moor. After a mile, turn left and you will find the property on the right, just across the ford.

Exeter

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