



A unique and quirky, two double bedroom, Grade II listed character cottage, creating a warm and welcoming home benefiting from a wood burning stove, exposed beams, sash-windows, utility room and study/dressing room. NO ONWARD CHAIN.

1 The Square | Moretonhampstead | TQ13 8NF

complete.

thoroughly good property agents



PROPERTY TYPE

End Terrace Cottage



SIZE

1,099 sq ft



LOCATION

Moretonhampstead



AGE

Pre 18th Century



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Courtyard



EPC RATING

N/A



COUNCIL TAX BAND

B



in a nutshell...

- Grade II listed cottage in the heart of the town
- Beautifully presented throughout
- Living room with wood burning stove
- Spacious country style kitchen/diner
- Two well-proportioned double bedrooms
- Additional room ideal as a study/dressing room
- Light and airy bathroom
- Rear courtyard
- Utility room
- NO ONWARD CHAIN





the details...

Stepping inside, you are welcomed into a charming hallway with a staircase rising to the first floor. From here, a door opens into the wonderfully atmospheric living room, a beautifully proportioned space full of period character, featuring exposed ceiling beams, deep set windows, and an impressive granite fireplace housing a cosy wood burning stove. This warm and inviting room provides the perfect setting for relaxed evenings or entertaining.

The country-style kitchen offers a generous amount of space for dining. Fitted with traditional wooden cabinetry and open shelving, it enjoys a homely, rustic feel while remaining practical for everyday use. A deep farmhouse style sink, tiled flooring and views toward the street add further charm. Beyond the kitchen, a useful utility room provides excellent additional storage, space for appliances, and access to the rear courtyard.

The first floor offers two generous double bedrooms, each full of character and natural light. The principal bedroom is an impressively spacious room, featuring twin sash-style windows, exposed beams and ample space for freestanding furniture. The second double bedroom is equally welcoming, with a bright outlook and a thoughtful layout. From here, a charming additional room is accessed, an incredibly useful and versatile space that lends itself beautifully as a study, dressing room, craft room or playroom. Useful storage cupboards within the room provide space for toys and household objects. Completing the first floor is a bathroom, fitted with a traditional-style suite. A Velux window floods the room with light, while the angled ceiling and exposed textures add to the cottage feel. A panelled bath with shower, pedestal basin and WC make this a practical and inviting space.

This wonderful home is an absolute must see for anyone seeking generous accommodation brimming with period charm and character. Immaculately maintained throughout and ready to move into straight away, it offers being sold with no onward chain. If you are looking for a beautifully kept spacious and atmospheric property in the heart of a thriving community, then a viewing comes highly recommended.

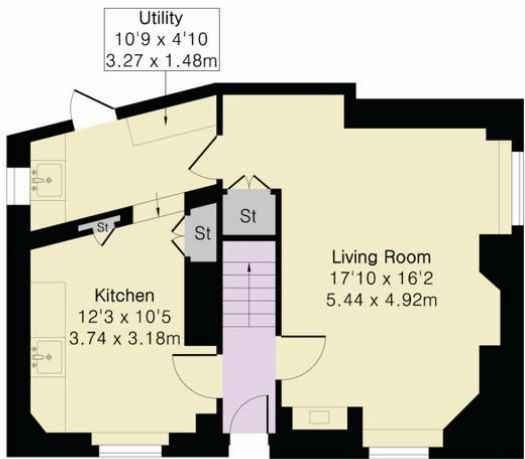
Set on the edge of Dartmoor, Moretonhampstead is a wonderfully vibrant and community minded town. The annual Carnival, Flag Festival and Music Day fill the town with colour, creativity and live music, while families enjoy the fantastic playpark, The Sentry and the strong community spirit centred around Green Hill Arts. Moretonhampstead is truly a place where tradition, creativity, and neighbourliness meet.



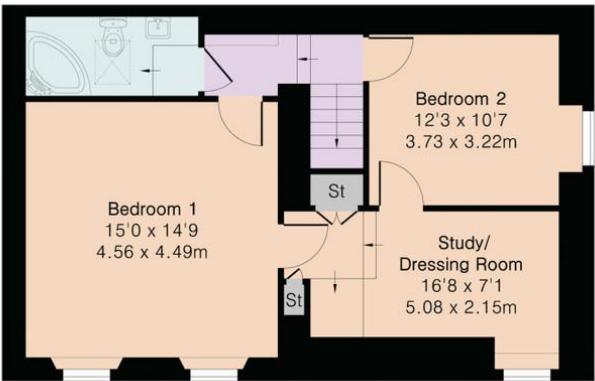
Approximate Gross Internal Area 1099 sq ft - 102 sq m

Ground Floor Area 495 sq ft – 46 sq m

First Floor Area 604 sq ft – 56 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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the location...

Moretonhampstead is self-contained and provides an excellent range of amenities including a range of shops, pubs & restaurants, swimming pool, modern recently constructed primary school, public library & hospital, dentists & vets. The cathedral city of Exeter is a pleasant twelve-mile drive. Exeter has a first-class shopping centre, wide range of amenities and links to the national road & railway network as well as an international airport. The property ideally located to access to the uplands of Dartmoor and the beautiful Teign Valley countryside to the north.

Shopping

Late night pint of milk: Co-op 0.1 mile

Town centre: 0 mile

Supermarket: Lidl Bovey Tracey 6.9 miles

Relaxing

Beach: Teignmouth 17.7 miles

Park: 0.2 mile

Travel

Bus stop: Approx. 230ft

Train station: Exeter 13.7 miles

Airport: Exeter 21 miles

Schools

Primary: Moretonhampstead Primary School: 0.4 mile

Secondary: South Dartmoor Community College 13.5 miles (free bus)

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 8NF

how to get there...

From Bovey Tracey, follow the A382 towards Lustleigh and Moretonhampstead for around 7 miles. Once you reach Moretonhampstead, continue into the town centre until you reach the crossroads. Head towards Moreton House, the property can be found on the square on your left.





Need a more complete picture? Get in touch with your local branch...

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