



**DART COTTAGE**  
OFFERS OVER **£425,000**

**Detached Cottage w. Paddock in Idyllic Moorland Setting**  
**POSTBRIDGE**

**MILLER** TOWN & COUNTRY  
**exp** UK





- » Detached Character Cottage
- » Beautifully Modernised & Refurbished
- » Idyllic Dartmoor Village Setting
- » Three Bedrooms with Potential Fourth
- » Air Source Heat Pump
- » Double Glazed / Part Underfloor Heating
- » Direct Access to Open Moorland
- » Views Over Iconic Clapper Bridge fr. Paddock

## The Property

Perfect for lovers of nature and the outdoors, Dart Cottage is sited in an enviable position overlooking the famous clapper bridge at Postbridge, with the wilds of Dartmoor and Bellever Forest on your doorstep. This period cottage has been extensively modernised and refurbished, creating a home with all the conveniences of modern living, but steeped in charm and character. Downstairs the rough-hewn local granite of the feature fireplaces in the living & dining areas contrasts beautifully with the recently-fitted contemporary units in the kitchen next door. The ground floor is completed with a sunny study off the dining area, and practical spaces including utility, WC and boot room – great for shedding boots and towelling off wet dogs after a swim in the nearby river! Upstairs the blend of period features and modern updates continues with exposed stone walls and a feature circular window standing out against sleek new bathrooms with slipper baths and modern shower enclosures in both. There are three generous bedrooms, with the principal bedroom having both en suite bathroom and connected dressing room (which could be reinstated as a potential bedroom four if desired). Bedrooms two and three share a beautiful jack-and-jill bathroom.







## Outside

Dart Cottage is located in the heart of idyllic Dartmoor National Park, with beautiful countryside and forests surrounding the property. Well-screened lawned gardens with shrub beds and borders wrap around the side and rear of the property and face south and west, overlooking the paddock and river beyond. The mature trees here provide lovely shaded spots for al fresco dining or perhaps a G&T as the sun sets over the hills. The adjoining paddock has been allowed to re-wild and extends almost to the East Dart River. From here there are lovely views over the original clapper bridge, a famous Dartmoor Landmark. On a practical front, double wooden gates at the rear give access to a substantial parking area suitable for numerous vehicles including a horse box or trailer, and a stone garage with adjoining open-fronted store provides useful storage and is accessed from the rear parking or adjacent to the front door.



## Dart Cottage

Approximate Gross Internal Area  
1947 sq ft - 181 sq m  
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

## Location

Postbridge sits in a central location within Dartmoor with easy access to the local village amenities which include a post office and store and a public house. The nearby village of Princetown offers further amenities as do the neighbouring towns of Ashburton, Moretonhampstead and Tavistock. The cities of Exeter and Plymouth are both within a 40-to-45-minute drive. The surrounding open moorland is popular with outdoor enthusiasts, and the nearby Bellever Forest offers a wonderful place to walk or ride with miles of unspoilt trails available.

**Agent's Notes:** 1. **Duchy lease** expires 2056 (30 years remaining). Service charge £275 pcm.  
2. **Radon:** Vendor informs us that radon barrier was installed during renovation.  
3. **Mobile signal:** vendor has installed 2x 4G data aerials to improve signal. Equipment included with sale.

## KEY INFORMATION

- 3 Bedrooms + Dressing Room/Study/Bed 4
- 2 Bathrooms + ground floor separate WC / cloakroom
- 2 Reception Rooms
- Large Parking Area + Garage
- Not Listed. Dartmoor National Park
- Heating: Air source heat pump (also heats hot water)
- Utilities: Mains electricity. Private water (borehole) and drainage
- Restrictions: Duchy Lease - copy available on request
- Easements, Wayleaves: Property has right of access to Duchy borehole in neighbour's field
- Public Rights of Way: None
- Flooding: None known. Paddock located in Flood Zone 2 & 3
- Notable Construction Materials: None known
- Building Safety Concerns: South West England is an area of elevated radon<sup>3</sup>. Prior desktop study identified potential for natural ground subsidence
- Mining Area: Historic mining area
- Planning Permission / Proposed Developments: None known
- EPC Rating: C (76)
- Council Tax Band: F
- Tenure: Leasehold<sup>1</sup> (Duchy Lease)
- Broadband: ADSL
- Mobile Signal: Indoor Poor; Outdoor Variable to Good<sup>2</sup>
- Not suitable for wheelchair users

Miller Town & Country powered by eXp

01822 617243 | tavistock@millertc.co.uk

www.millertc.co.uk

2 Drake Road, Tavistock  
Devon, PL19 0AU



### VIEWING:

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

CONSUMER PROTECTION FROM  
UNFAIR TRADING REGULATIONS 2008:  
These particulars are believed to  
be correct but their accuracy is not  
guaranteed nor do they form part of any  
contract.

