



Rose Cottage







Rose Cottage Moorlands

Pepperdon, Moretonhampstead, , TQ13 8SG

Moretonhampstead (2 miles), A30 (9.9 miles), A38 (7.8 miles), Exeter (10.6 miles)

A stylishly renovated detached family home of over 3,000sqft with land amounting to 6.6 acres in Dartmoor National Park.

- Stylishly renovated family home
- 4-5 bedrooms
- Studio with potential for conversion (STP)
- Double garage
- Council tax band - F
- Rural position with outstanding rural views
- Bright and spacious reception rooms
- Gardens and grounds amounting to 6.6 acres
- EPC - C
- Freehold

Guide Price £1,100,000

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SITUATION

The property is located in a wonderfully private position surrounded by unspoilt countryside within the eastern boundaries of the Dartmoor National Park. The hilltop town of Moretonhampstead (2 miles) has an excellent range of day-to-day amenities whilst the property has good access to the A30 (9.9 miles) and the A38 (7.8 miles). The university and cathedral city of Exeter (10.6 miles) provides a range of facilities befitting a centre of its importance including an array of well regarded schools, excellent dining, shopping, theatre, sporting and recreational pursuits. There are railway stations on the Paddington and Waterloo lines in Exeter, whilst to the east of the city is its international airport with daily flights to London.

DESCRIPTION

Rose Cottage is a stylishly renovated detached property offering bright and spacious accommodation of over 3,000sqft. The property comprises: an open plan kitchen/dining room, utility, boot room and WC, an open plan sitting room with family room and snug, office/ground floor bedroom with store room, and a gym. The first floor provides three double bedrooms, a family bathroom, and a principle bedroom with ensuite bathroom.

Surrounding the property are glorious gardens with a detached outbuilding offering the potential for conversion (subject to gaining the necessary consents), a small section of woodland, a level paddock, and moorland. In all the land amounts to 6.6 acres

ACCOMMODATION

A path from the cobbled driveway leads to an oak-framed door and into the entrance porch with a useful storage cupboard. To the left is the impressive open plan kitchen/dining room with a modern hand-made kitchen with wall and floor mounted units, integrated appliances, and a separate larder. The spacious dining room provides an ideal entertaining area with a cosy woodburner and bi-folding doors leading out to the sun terrace. Off the kitchen is a utility room, with built-in units and full height cupboards, leading to a boot room with a separate shower room/WC, and doors out to the terrace and detached studio. A door from the kitchen leads to the open-plan sitting/family/snug with a fireplace, with granite surround and woodburner, and French doors leading to the garden. A second set of French doors lead into the study/bedroom 5 with built-in bookcases and doors leading to a store room and separate gym.

Stairs from the sitting room lead to a first floor landing providing three double bedrooms, one with fitted cupboards, a family bathroom, and a dual aspect principle bedroom with an ensuite bathroom with separate shower.





STUDIO

Detached from the main house is a single storey stone built outbuilding with power. This is currently used as a studio but offers the potential for further conversion subject to gaining the necessary consents.

GARDENS AND GROUNDS

A granite cobbled driveway leads to the front of the property with parking for several cars. To the right is a double garage. Mature formal lawns lead to a paved terrace with granite walling and on to an upper section of garden featuring raised vegetable beds, a timber framed greenhouse, shed, and granite walled viewing area. A gate from the garden leads into a level paddock with separate gated access to the lane. A path through a small woodland leads to an area of open moorland of approximately 3 acres with a seating area making the most of the spectacular surrounding Dartmoor views. In all the land amounts to 6.6 acres.

SERVICES

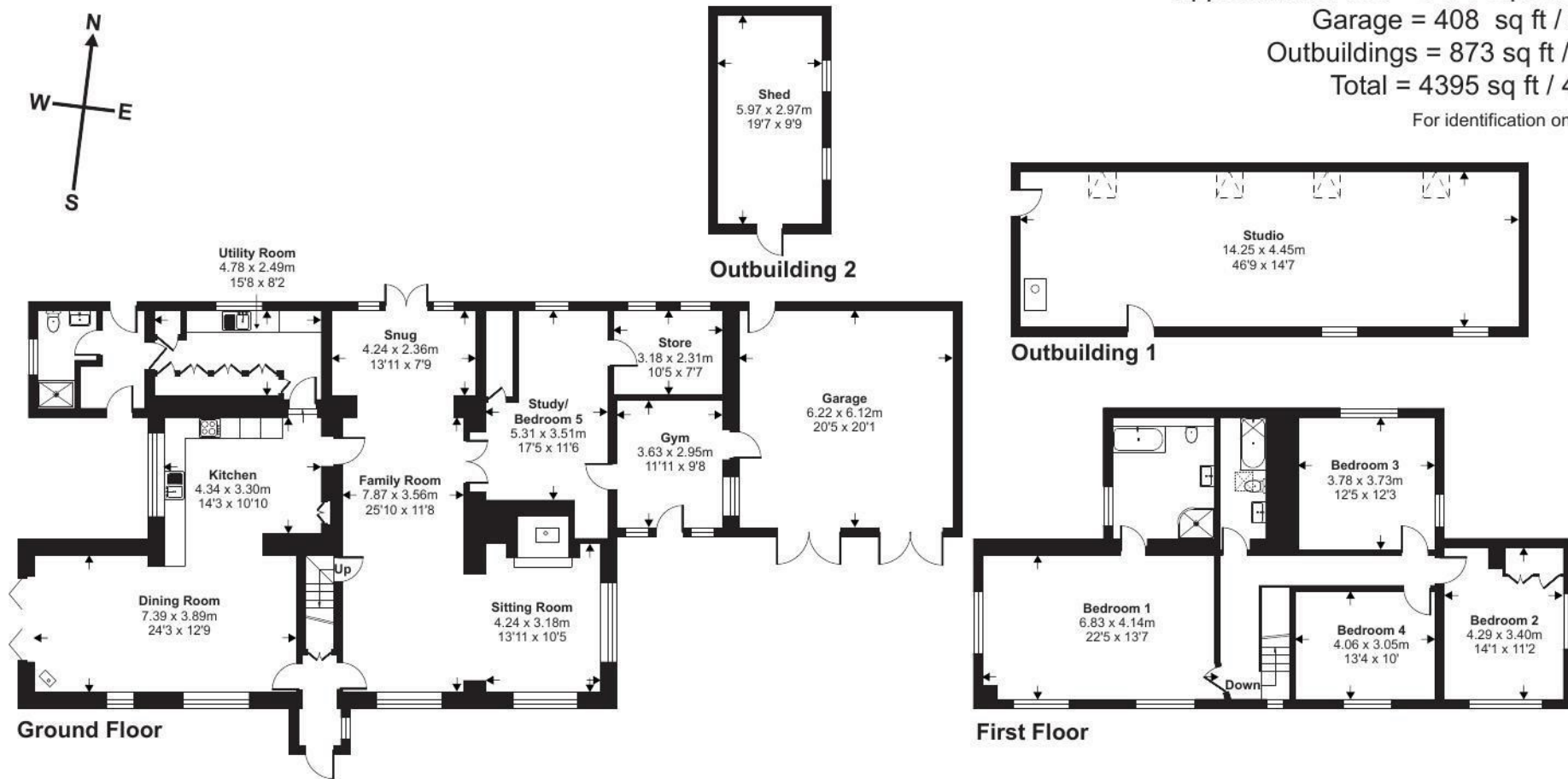
Mains electricity. Private drainage (Sewage treatment plant) and water (boreholes x 2). Oil fired central heating

DIRECTIONS

From Exeter proceed on the B3212 to Moretonhampstead. Approximately one mile after leaving the village of Doccombe as you go up the hill there are two left hand turnings signposted Hennock and Kennick & Tottiford reservoirs. Take the second of these left hand turns and proceed for approximately one mile, down the hill and the will be found on the right hand side.

What3words - committed.grab.inversely

Approximate Area = 3114 sq ft / 289.3 sq m
 Garage = 408 sq ft / 37.9 sq m
 Outbuildings = 873 sq ft / 81.1 sq m
 Total = 4395 sq ft / 408.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Stags. REF: 1049709



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 50 | 68 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



