



16, Court Street



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Moretonhampstead, Newton Abbot, TQ13 8LG

Exeter 12 miles; Newton Abbot 12 miles; Bovey Tracey 7 miles

An impressive period property with two letting apartments in a sought-after Dartmoor town

- Main house: 6 Bedrooms
- 3 Reception rooms
- Modern kitchen
- 5 Bathrooms
- 1 x 2-bed s/c apartment
- 1 x 1-bed s/c apartment
- Both with open plan living areas
- CTB - D
- EPC - D
- Freehold

Guide Price £750,000

SITUATION

Moretonhampstead provides an excellent range of facilities including health centre and primary school. The town has a supermarket, greengrocers, butchers/deli, together with pubs and hotel. From the town there are many footpaths leading into the surrounding countryside with easy access to the open moor. Dartmoor itself offers hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoor pursuits. The towns of Okehampton, Bovey Tracey and Newton Abbot are within easy travelling distance and Moretonhampstead is within easy commuting distance of the cathedral and university city of Exeter with its main line rail, international air and M5 motorway connections.



DESCRIPTION

The property has origins that date back to, we believe, the 1830s. It was for many decades The Plymouth Inn public house, although this was closed in 2003. The current owners have undertaken a comprehensive schedule of refurbishment and improvement, and the impressive accommodation is presented in extremely good order. The property offers well-proportioned accommodation with high ceilings, and a number of character features including several feature fireplaces. The property comprises a substantial house with two established, self-contained holiday apartments with good sized garden and off-street parking.

THE HOUSE

On the ground floor of the main house is a welcoming sitting room with wood burner, exposed ceiling beams, and a natural stone wall with glass panels through to the formal dining room. Off the large hallway is the modern fitted kitchen with a range of eye and base level units, breakfast bar, integrated cooker and walk-in pantry. There is also a large utility room/cloakroom on the ground floor. On the first floor are five double bedrooms, one of which is ensuite. In addition, there is a modern family bathroom as well as further separate shower room.

The second floor comprises a double bedroom, study and bathroom. This could be used as an additional self-contained floor if required.

MARDON VIEW - APARTMENT

This first-floor self-contained holiday apartment comprises two double bedrooms, large kitchen/sitting/dining area as well as a separate shower room.

THE COURTYARD - APARTMENT

This is a ground floor self-contained one-bedroom holiday apartment with double bedroom, large kitchen/sitting/dining area and shower room.

GARDEN

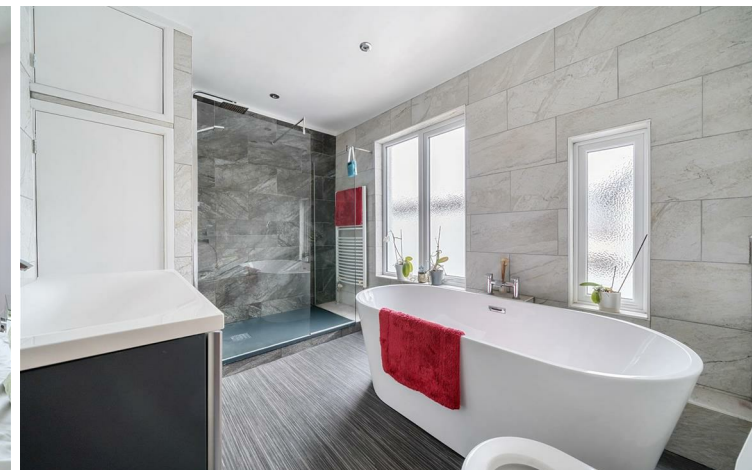
From the road access through an archway leads to a large parking and turning area with a large level landscaped garden with a number of plants, shrubs and a summerhouse. There is also a shed with power/light.

SERVICES

All mains services are connected. Broadband enabled.

DIRECTIONS

From Exeter on the B3212 to Moretonhampstead. On entering the town go straight over at the first junction signposted Postbridge and Princetown. The property can be found on the right-hand side of this road prior to the post office.



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		79
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 3787 sq ft / 351.6 sq m
 Limited Use Area(s) = 148 sq ft / 13.7 sq m
 Total = 3935 sq ft / 365.3 sq m
 For identification only - Not to scale

Ground Floor

First Floor

Second Floor

Denotes restricted head height

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2023. Produced for Stags. REF: 991668