



Broomcroft, Moretonhampstead, Devon





A chalet bungalow with annexe in a peaceful, private woodland setting **in a beautiful valley** on the edge of Dartmoor.

Summary of accommodation

Porch | Hall | Drawing room | Dining room | Study | Kitchen/breakfast room | Utility room | Annexe incorporating hall, living room and en suite double bedroom | Principal bedroom | Further double bedroom

Landing | Two further double bedrooms | Storage room

Parking | Triple garage/workshop block with attached rear store and first floor studio | Single carport with attached log store | Garden | Kitchen garden with greenhouse and garden store | Stream | Pond | Woodland

In all about 2.67 acres (1.08 hectares)

Distances

Moretonhampstead/A382 2.5 miles, Exeter City Centre/Exeter St. David's station (Paddington 2 hours) 11 miles

M5 J31 12 miles, Newton Abbot 14.5 miles, Dawlish Warren Beach 18.5 miles

Exeter Airport 19 miles (London City Airport 1 hour)

(All distances and times are approximate)



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Location

Broomcroft is situated on the eastern edge of the hamlet of Docombe, which has a pretty setting in a partly wooded valley on the north-eastern edge of Dartmoor, within Dartmoor National Park. The nearby small market town of Moretonhampstead relies heavily on tourism and has a fulltime population of only about 1,700. However because of tourism, the town has retained many of its amenities including a selection of local shops and businesses, parish church, four pubs and three cafes plus a wealth of facilities for visitors. In addition, the town hosts a variety of events throughout the year including its annual carnival. For wider needs the city of Exeter and Exeter Airport are just 30 minutes by car. The town lies on the A382 road, connecting it to the trunk A38 and A30 roads and there are direct rail services from Exeter St Davids to both Paddington and Waterloo. There is a wide choice of schools in the local area from both the state and independent sectors. Local independent schools include Exeter Cathedral School, The Maynard School and Exeter School.

Broomcroft

The countryside surrounding Broomcroft once formed part of an ancient Saxon royal hunting estate, which then persisted as a single landed estate for more than 600 years after the Norman conquest.



This lush tapestry of verdant fields and mature broadleaf woodland is still as extraordinarily beautiful today as it was then, providing a truly gorgeous setting for Broomcroft. Built in the 1950s Broomcroft today is a large, carefully refurbished and unlisted chalet bungalow set in over two and a half acres of mature grounds that resemble a pretty, woodland clearing. The exterior of the bungalow is covered with painted render and shelters under a slate tiled roof.





The ground floor accommodation fans out from a centrally positioned hall and encompasses three reception rooms, two double bedrooms and a one-bedroom annexe with its own large, south-facing living room. Within the roof space are two further double bedrooms. The interior is light and airy with views out across the grounds through large double glazed, white UPVC/timber framed windows. Light, refreshing décor amplifies the available natural light with architectural fittings including extensive timber flooring throughout much of the ground floor, dado and picture rails, exposed roof timbers and beams plus fireplaces fitted with wood-burning stoves in the drawing and dining rooms. The kitchen/breakfast room is an excellent size with ample space for a good-sized kitchen table. It has windows on two sides overlooking the garden and is fully fitted with units incorporating a range of built-in electric appliances. Double doors lead through to the adjacent dining room, which has a spectacular timber framed and glazed, south-facing wall overlooking the garden. This room has sufficient space for separate seating/dining areas forming a family-centric hub immediately next to the kitchen. The current layout, which includes the south-facing living room in the annexe, could easily be incorporated back within the rest of the bungalow if desired.



Garden and grounds

Broomcroft sits well back within its grounds, some distance from the passing road, hidden behind a screen of mature trees. It is approached via a tarmac drive that crosses over a pretty stream flowing through the grounds before sweeping around in front of the bungalow to the parking area and triple garage/workshop block.



The block has an attached store behind and a first floor studio reached by an external staircase. Beside the garage block is a single carport with attached log store. The garden is enchanting and sets off the bungalow perfectly. It consists of a sweeping lawn fringed with mature trees and shrubs, some of them exotic, along with slim, richly stocked borders and further scattering of mature flowering shrubs. On one side of the garden and a short distance from the bungalow is the kitchen garden, which is equipped with a greenhouse and garden store. At the eastern end of the garden is a block of mature woodland containing a pond, that accounts for about 60% of the total acreage. The woodland extends to the property's eastern boundary, effectively screening Broomcroft from its nearest eastern neighbour. In all garden and grounds amount to about 2.67 acres (1.08 hectares).

Services

Mains water and electricity. Private drainage. Oil-fired central heating.

Directions (Postcode TQ13 8SS)

What3Words: merchant.vies.giggles

From Junction 31 on the M5 at the interchange between the Devon Expressway, head northeast on the A30 towards Bodmin. After one and a half miles use the left lane to take the A377 slip road to Exeter/Crediton. At the roundabout take the first exit, signed to Moretonhampstead. Continue onto Ide Lane. Continue for one and a quarter miles to the T-junction. Turn left onto the B3212 towards Moretonhampstead. Continue to follow the B3212 and the driveway entrance will be found on the left after just under nine miles. The entrance is just beyond a wooden telegraph pole and is clearly marked.

Property information

Tenure: Freehold

Local Authority: Teignbridge District Council (www.teignbridge.gov.uk)

Council Tax: Band F

EPC Rating: D

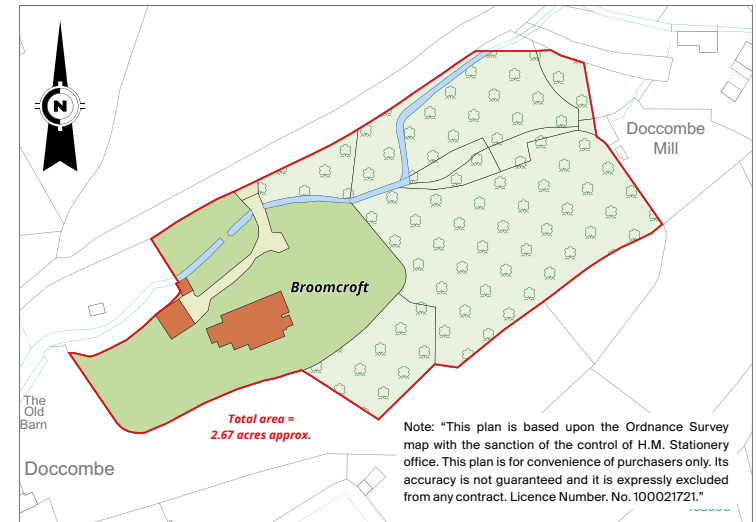
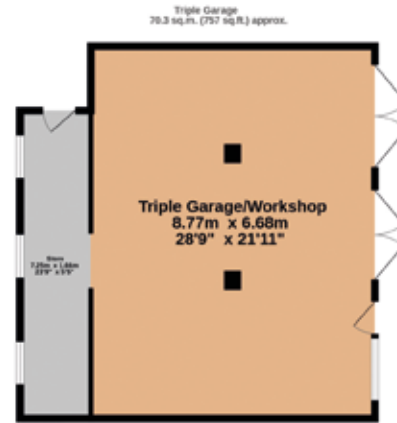
Guide Price: £850,000



**Approximate Gross Internal Floor Area
401.7 sq.m. (4324 sq.ft.)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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