

# Parford Cottage, Moretonhampstead, Devon

---







A characterful family home with 4.62 acres in an enviable, elevated setting with **fantastic views of Dartmoor.**

---

### Summary of accommodation

Open plan living room with separate kitchen/dining and sitting areas | Garden room | Double bedroom with en suite shower room | Utility room

Landing | Double bedroom with en suite bathroom | Double bedroom with en suite shower room

Parking | Heated swimming pool | Garden | Block and timber clad outbuilding | Four bay stable block | Paddock

**In all about 4.62 acres**

### Distances

A382 0.6 mile, Chagford town centre 2.5 miles, Moretonhampstead town centre 3.5 miles, Newton Abbot 16 miles

Junction 31 M5 17.5 miles, Exeter City Centre/Exeter St. David's station (Paddington 2 hours) 21 miles

Dawlish Warren Beach 27 miles, Exeter Airport 28 miles (London City Airport 1 hour)

(All distances and times are approximate)



Knight Frank Exeter  
19 Southernhay East  
Exeter  
EX1 1QD  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Mark Proctor  
01392 423111  
[mark.proctor@knightfrank.com](mailto:mark.proctor@knightfrank.com)



## Location

The house is situated on the north-eastern edge of Dartmoor, within Dartmoor National Park between the small market towns of Chagford and Moretonhampstead. The local area relies heavily on tourism and both towns have retained a selection of local shops and businesses that include a variety of pubs and cafes along with a choice of GP, dental and veterinary practices. The local area is known for its arts community and both town host various events throughout the year. These include a annual carnival in Moretonhampstead plus an annual autumn film festival and a biennial springtime literary festival in Chagford. For wider needs the city of Exeter and its airport are just 30 minutes by car. The property is just over half a mile from the A382 connecting 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.

## Parford Cottage

The house is situated on a hillside in a lovely south-west facing position with sweeping, west-facing views of Dartmoor stretching out in front; the bluebell woods of National Trust parkland behind. It is built of Dartmoor granite under a Devon slate roof and the internal layout ensures that the view can be enjoyed from every room in the house other than the utility room. It has bedrooms on both the ground and first floors, over 1,500 sq ft (141 sq m) of accommodation and is fitted with high specification, double glazed windows and a high level of insulation that combine to give an above average C energy rating. It has two good sized reception rooms linked by a set of double doors. Both rooms have full height windows that take in as much of the view and the available natural light as possible and both have direct access to a deep, paved terrace. The ground floor layout centres on the large living room that provides a wonderful, family-centric hub incorporating separate seating and dining areas, with kitchen units in one corner of the latter.







It has a wood-burning stove in one corner, engineered oak flooring, kitchen units with built-in electric appliances and bi-fold doors that can be folded back in fine weather to allow the view into the room. The adjacent garden room follows a similar concept with oak-framed windows with roof lights above optimising the view and available light. The bedroom on the ground floor has an en suite shower room. There are two further double bedrooms on the first floor, both with superb, panoramic views of the moor and with their own en suite bath and shower room.





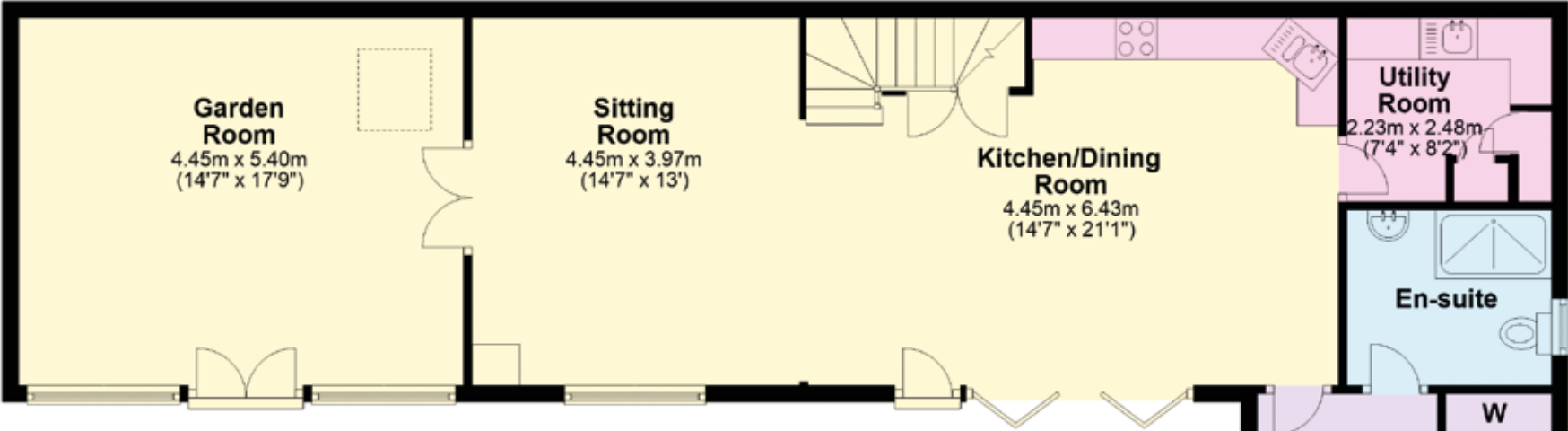
Approximate Gross Internal Floor Area  
141.5 sq m (1522.6 sq ft)

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
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

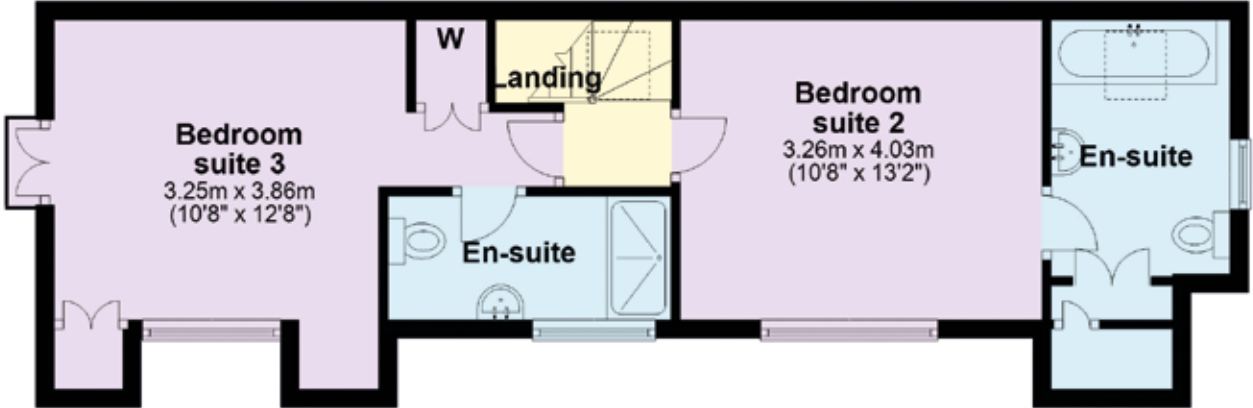
Ground Floor

Approx. 97.9 sq. metres (1053.9 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



Garden and Grounds

The house backs on a little used country lane from which a gate accesses a private parking area. From this a path leads through the garden to a paved terrace fringing the front of the cottage. Beside this is the heated swimming pool enclosed on three sides by granite walling, providing privacy and protection from the wind, and on its fourth side by iron railing fencing, so that the view can be seen from the pool. Below the terrace and pool is a lawn bounded on its western side by a granite dry stone wall. Beyond is a paddock measuring about four acres, enclosed by field hedges, with a wide vehicle entrance on the lane at its north western corner.

Outbuildings

Adjacent to the parking area are two very useful outbuildings. The first, measuring 70 sq ft (6.51 sq m), has block-built lower walls with timber framed upper walls and a corrugated metal roof. The second is a timber-built stable block, fitted with power and light and divided into four separate bays. Also beside the parking area is the pool plant shed housing the filtration and pool heat exchanger.





## Services

Mains electricity. Private water supply and septic tank drainage. Oil-fired underfloor heating.

## Directions (Postcode: TQ13 8PU)

What3Words: victor.doll.dancer

From Junction 31 on the M5 at the interchange between the Devon Expressway, head northwest on the A30 towards Oakhampton. Follow the A30 for 16 miles and then take the exit onto the A382, signed to Moretonhampstead. Continue for just over half a mile to a small roundabout. Take the first exit onto the A382, signed to Moretonhampstead. Drive for just under three and a half miles to a crossroads. Turn left, signed to Uppacott. The driveway entrance will be found on the right after just over half a mile.

## Property information

Tenure: Freehold  
Local Authority: Teignbridge District Council ([www.teignbridge.gov.uk](http://www.teignbridge.gov.uk)).  
Council Tax: Band D  
EPC Rating: C  
Offers in the region of £950,000



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated April 2025. Photographs and videos dated September 2024 and January 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com





