

DARTMOOR NATIONAL PARK
LANGHILL
MORETONHAMPSTEAD, DEVON



JACKSON-STOPS





LANGHILL
DARTMOOR NATIONAL PARK, MORETONHAMPSTEAD, DEVON



A LISTED JACOBEOAN FARMHOUSE THAT HAS BEEN BEAUTIFULLY RESTORED AND EXTENDED TO CREATE A MOST APPEALING COUNTRY HOUSE SET IN EXQUISITE MATURE GARDENS AND PARKLAND



DISTANCES (approximate)

CHAGFORD 3 1/2 MILES

EXETER 13 MILES

A30 DUAL CARRIAGEWAY 6 MILES

A38 DUAL CARRIAGEWAY 9 MILES

MORETONHAMPSTEAD TOWN CENTRE 1/2 MILE

HISTORIC GRADE II LISTED HOUSE

- Entrance hall
- Pentice
- Drawing room
- Dining room
- Study
- Family sitting room
- Garden room
- Kitchen/breakfast room
- Media room
- Master bedroom suite with dressing room and bathroom
- 6 further bedrooms
- 5 further bathrooms
- Cellar
- Potential annexe in south wing
- Courtyard of timber outbuildings including stabling, potting shed and 3 bay car port
- Modern garden pavilion for al fresco entertaining
- Enclosed vegetable garden with green house and raised beds
- Extensive and mature well-stocked gardens with lawns and borders
- Walled garden
- Parkland, orchard and pasture surrounding the house
- In all about 41 1/4 acres - available in 3 lots







SITUATION

Langhill is situated on the favoured eastern edge of Dartmoor amidst the beautiful countryside of upland pasture and woods that form the attractive backdrop to the hinterland of the high moor further to the west. It lies discreetly behind two pairs of tall timber electrically operated gates that lead onto the circular gravelled drive.

The property lies only a short distance from the moorland town of Moretonhampstead, which is an ancient wool town with its fine buildings including the solid granite almshouses and the impressive St Andrews Church with its imposing tower.

Moretonhampstead offers most everyday facilities including primary school, shops, health centre and a range of pubs, restaurants and cafes, including the well-regarded White Hart Hotel and the 5* Hotel and Spa at Bovey Castle offers a fine 18 hole golf course in addition to other sports facilities.

In the other direction Chagford is renowned as another thriving moorland town and is often regarded as one of the most sought-after towns in the region with its appealing mix of heritage, culture and lively activities and clubs.

Exeter is accessible by the very picturesque B3212 or for fast road access the A38 and A30 dual carriageways are both accessible to south and north respectively.

THE HOUSE

Langhill is a Jacobean house of some significance on Dartmoor. The house, unusually, incorporates two converted barns, combining traditional historic architecture with a more contemporary open plan style of living to offer the best of both. The house is nestled in its own exquisite gardens and is

conveniently located off the local road between Moretonhampstead and Chagford. Whilst the proximity to the road offers easy access from the property, the house and gardens are surprisingly quiet behind its high walls and statuesque column hedging.

It is thought to have originally been built in the early to mid-17th Century for a prosperous local landowner and merchant. The front façade retains much of the original detailing with granite mullioned windows, with hood mouldings and the two-storey pillared porch. It has subsequently been through several iterations, most recently around 2008/9 when the current owners thoroughly refurbished and extended the house into what was then a range of attached barns. The effect is to have created a very striking and beautifully finished country house that offers both entertaining space as well as comfortable and stylish areas for everyday living. The three-storey layout,



together with the inclusion of the south wing makes the accommodation very adaptable for multi generation occupation, with the possibility of dividing the 2-bedroom south wing as a separate annexe.

The latest refurbishment included upgrading all of the services, bathrooms and kitchen and the creation of the marvellous vaulted garden room that gives way from the kitchen and is overlooked by a mezzanine gallery. The detailing includes some fine oak carving with a oak leaf and acorn motif repeated throughout the house. The adaption of the use of space includes a media room with large screen and sound system, a home office and the useful pentice which doubles as boot room/back hall or protected area to sit and enjoy the view of the front garden.

Upstairs the bedrooms are well arranged over the first and second floors and in addition to the bedrooms there is a large sitting room on each of the upper floors.

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THE OUTBUILDINGS

Discretely but conveniently situated off the entrance drive an L shaped range of single storey timber buildings provide outdoor storage and service space. They include two stables and adjoining tack room (now all used for storage) and another building that was designed as a three bay car port but doubles up as a covered party dining area.

THE GARDENS AND GROUNDS

The gardens and grounds at Langhill are a particularly striking feature that are impressive as soon as the protective entrance gates open to reveal them. An in and out gravel drive provides access to the property and is flanked by well-tended lawns with hedges and specimen trees. Traditional flower gardens provide the immediate setting at the front and rear of the house.

Extending on at the rear a wicket gate gives way to a further area of close mown lawn surrounded by more herbaceous borders and by neat hedging with strategically placed "windows" opening up the beautiful views of the countryside and high moor beyond. There is also a gravelled seating area that catches the afternoon and evening sun.

Hidden next to the flower gardens behind hedging a kitchen garden includes a large greenhouse and raised beds.

Beyond again a levelled party lawn is overlooked by a sumptuous garden pavilion that offers opportunity for outdoor entertaining. It lies beside a small watercourse that also includes a pond and gently descends via a grass path to the parkland beyond.





THE LAND

The land forms a single parcel of mainly pasture that surrounds the house and protects its amenity and outlook. It is offered in three lots as follows:

Lot 1. This includes the House, gardens, orchard and two fields adjacent to the house, a total of around 8.4 acres.

Lot 2. Two valuable fields below the house with direct access from the road. Around 10.25 acres.

Lot 3. A total of 22.4 acres making the complete farm of just over 41 acres. The land enjoys some stunning far reaching views particularly from the higher fields.

All of the land enclosures have been well managed, fenced, gated and watered, and have been occupied for sheep grazing for many years under annual grazing licences.





The fields nearest to the house contain some fine specimen park trees including Scots Pine and Lime trees. There are also areas of recently planted native hardwood species strategically placed in field corners and margins to enhance the wildlife habitat.

Teignbridge District Council, Forde House, Newton Abbot, TQ12 4XX. Tel. 01626 361 101.
Devon County Council, County Hall, Topsham Road, Exeter. EX1 3QQ. Tel. 01392 382 000.

EPC Rating: D.

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues, and curtains are specifically excluded from the sale. Carpets are included and certain items may be available by separate negotiation.

Viewing: Only by appointment with Jackson-Stops Exeter office: Tel. 01392 214 222 or Knight Frank Exeter Office: 01392 423 111.

For sale by private treaty with vacant possession on completion.

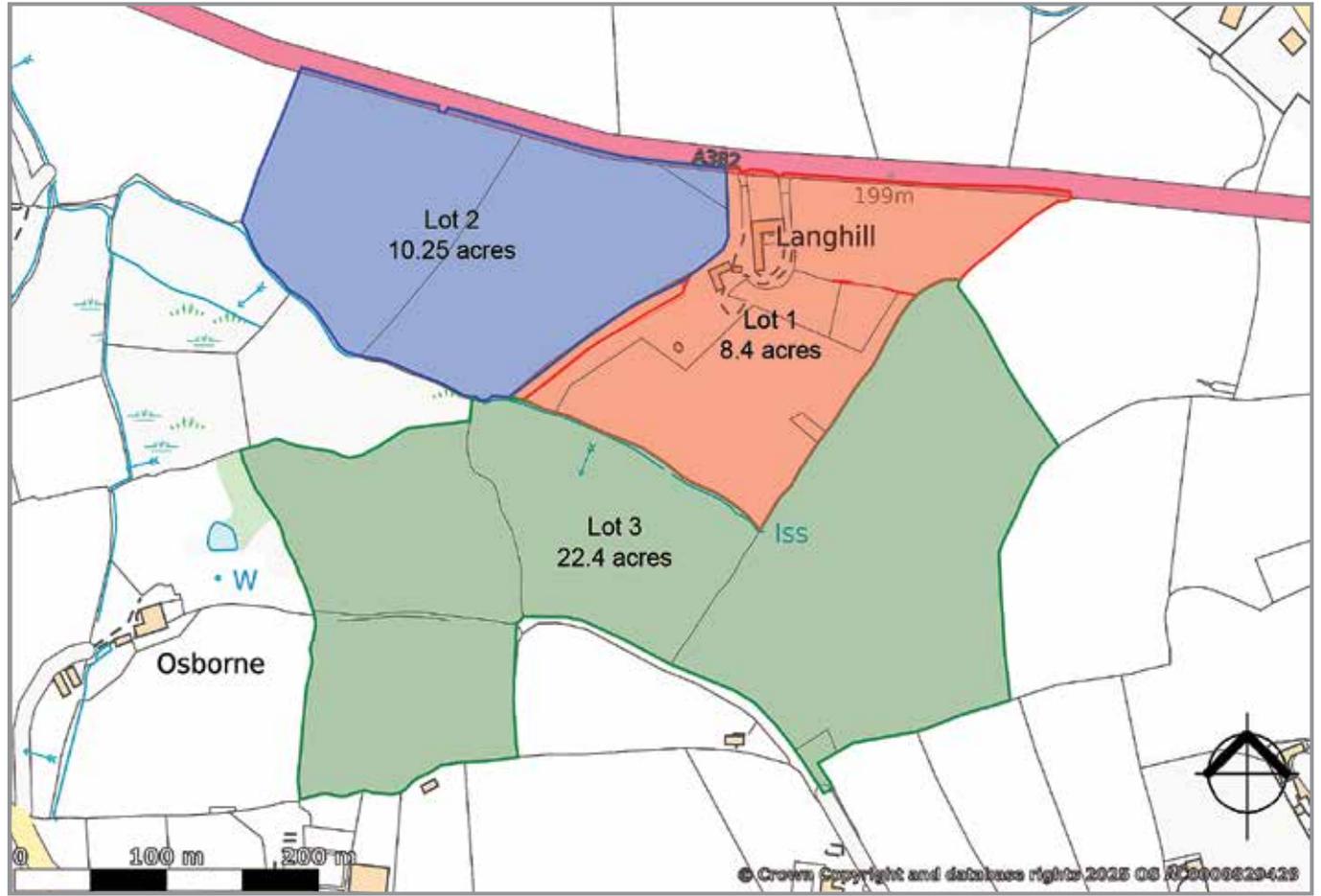
PROPERTY INFORMATION

Postcode: TQ13 8QE.

Services: Private well water, mains electricity, and private drainage, (compliance with regulation not warranted), oil and gas fired central heating.

Local Authorities: Dartmoor National Park Authority, Parke, Bovey Tracey, TQ13 9JQ. Tel. 01626 832 093.





TOTAL FLOOR AREA : 665.4 sq.m. (7162 sq.ft.) approx.

NB. This Floor Plan is for illustrative purposes only. All dimensions are approximate.



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current; aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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