



## BRIMSTONE DOWN

Near Chagford, Devon





# A RESTORED AND RENOVATED PERIOD HOUSE

In a stunning Dartmoor location, near Chagford, with superb views over the North Teign Valley and with pastureland and woodland bordering the open moor.

## Summary of accommodation

**Ground Floor:** Hall | Drawing room | Kitchen/sitting/dining room | Utility room | Boot room | Cloakroom

**First Floor:** Principal bedroom/shower room suite | Guest bedroom/bathroom suite | Further bedroom and shower room

**Annex:** Kitchen/dining room | Bedroom/sitting room | Bathroom

**Outbuildings:** Studio | Garage | Workshop | Stores

**Grounds:** Gardens | Pastureland | Woodland

**In all about 11.39 acres**

**Distances:** Chagford 3 miles, A30 6.5 miles, Okehampton 14.5 miles, Exeter 23 miles  
(All distances and times are approximate)

**Offers in excess of £1,250,000**



# SITUATION

Brimstone Down is off a small lane leading from Chagford up past Teigncombe to the open moor on Chagford Down and overlooking the beautiful wooded valley of the North Teign River as it flows down to join the South Teign and become the main River Teign.

Chagford Down forms part of the wild and glorious landscape of East Dartmoor and contains Kes Tor, above Batworthy and Boldventure homesteads and the ancient settlements of Shoveldown, and there are plenty of Bronze Age sites in the area.

A little farther down the valley is the renowned Gidleigh Park Hotel and about 3 miles away is the popular moorland town of Chagford.

The ancient stannary town sits amongst the foothills of the high moor and circles around it's octagonal Market House. It consists of many fine old granite buildings, including the beautiful St Michael's Church, and enjoys a wealth of independent shops and art galleries.

There are excellent pubs and restaurants, tearooms, cafes, delicatessen, and outdoor swimming pool, as well as primary and Montessori schools, health centre and library.

The town enjoys a vibrant and active community including weekly farmers' market, the annual Chagford Agricultural Show, Two Moors classical music festival and film festival.

There is a golf course at Bovey Castle and the gorgeous River Teign Valley is overlooked by the National Trust owned Castle Drogo, as well as the tranquillity of Fernworthy Reservoir and beauty spots such as Fingle Bridge.

Around Chagford are many picturesque villages and hamlets and Dartmoor is renowned for its spectacular scenery with its heather clad moorland, granite tors and wooded valleys bisected by rushing streams and rivers.







There are many opportunities on the doorstep for walking, cycling, riding, fishing etc. At the same time there is easy access, via the A30, to the university and cathedral city of Exeter, with access on to the M5 motorway, station with mainline connections to London (Paddington and Waterloo) and an airport. In Okehampton there is a Waitrose store, leisure centre and secondary school and there are private schools in Exeter.

## THE PROPERTY

Brimstone Down occupies an idyllic Dartmoor location, off a quiet lane leading up to the moor, overlooking the beautiful wooded North Teign Valley and surrounded by its own grounds, with pastureland to the front and woodland to the rear bordering the open moor of Chagford Down.

The period house, built of local stone beneath a slate roof, has been thoroughly restored and renovated in recent years, retaining its period character and with good quality contemporary fixtures and fittings throughout.

The entrance hall has an exposed granite wall, and the large drawing room has exposed boarded floor, fireplace with granite surround and wood burner and French doors out to the gardens. The kitchen/dining room has dining area with wood burner and fitted kitchen with Rayburn and, above the drawing room, is the principal bedroom with dressing area with range of fitted wardrobe cupboards. There is also a guest suite and further bedroom and bathroom.

On the other side of the hall is the single storey annex, having full height bedroom/sitting room with exposed roof timbers and wood burner, and kitchen/dining room with glazed roof panels and French doors to the gardens.





There is a useful range of outbuildings including garage, workshop and stores and attached to the building is a studio with glazed sliding doors to the garden and an adjoining small summerhouse.



There are stunning views from the house and grounds over the surrounding Dartmoor countryside. A five-bar gate opens to the drive down to the house and around the house and buildings are Dartmoor gardens with lawned areas, terraces, vegetable garden and garden store.

To the front of the house is a gently sloping pasture paddock with granite boulders and to the rear the fields have been planted with trees by a previous owner to create a delightful semi mature woodland within which is a mass of bluebells and spring plants and encouraging a plethora of wild flora and fauna. There is a wildlife pond, an avenue and paths and the remains of some of the old dry-stone walling. The woodland borders the open moor on Chagford Down.







# PROPERTY INFORMATION

Tenure: Freehold

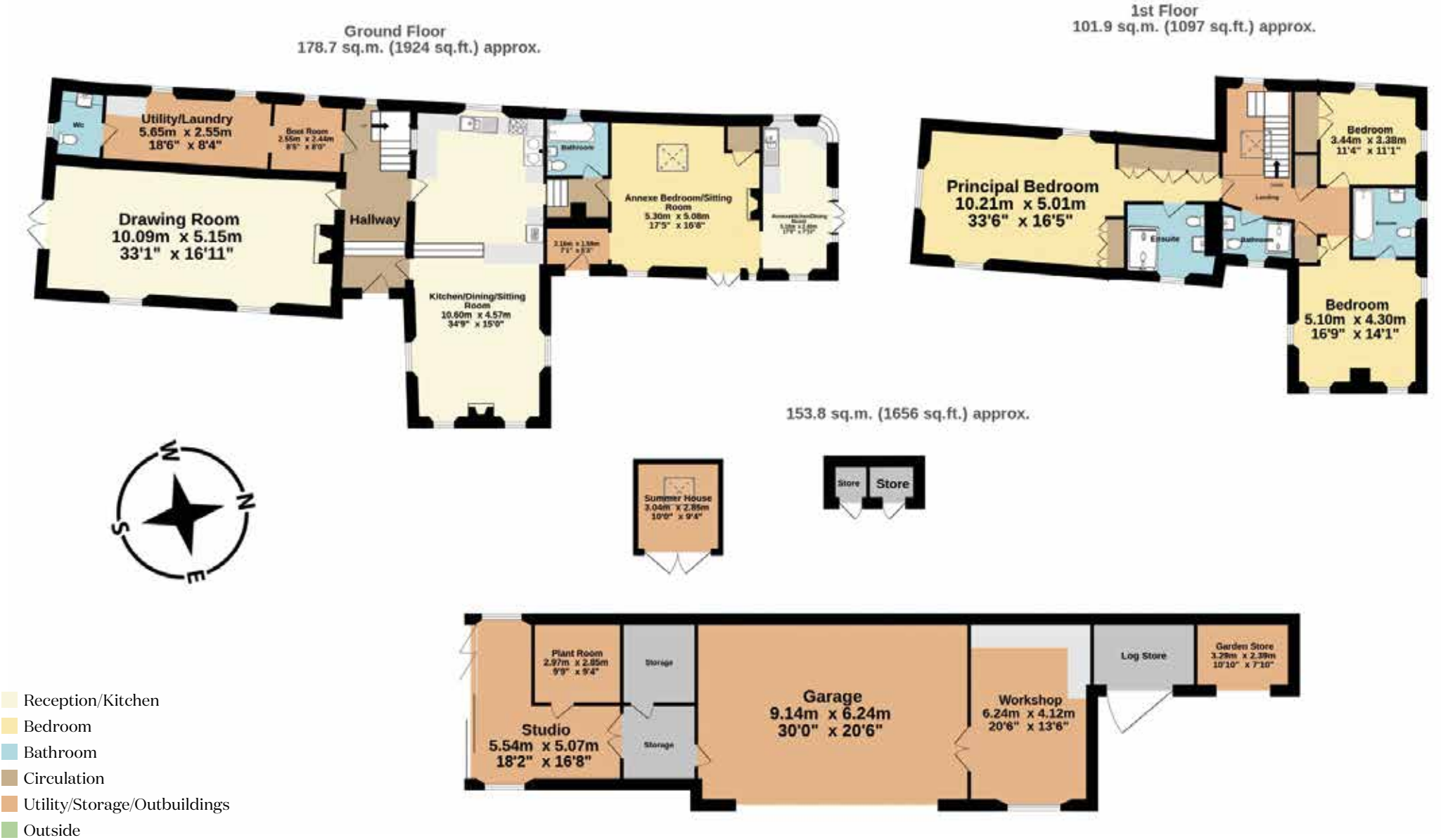
Services: Mains electricity. Private water and drainage. Gas fired heating.  
EV charging point

Local Authority: Dartmoor National Park Authority: 01626 832093

Council Tax: Band E

EPC Rating: F

Directions: TQ13 8ET What three words ///gulped.yacht.kicked Do not follow sat nav as it won't take you to the house.



Approximate Gross Internal Area  
434.4 sq.m. (4676 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

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