



## COLLIHOLE COTTAGE

Chagford, Devon





# A PICTURESQUE AND BEAUTIFULLY MAINTAINED LISTED, DARTMOOR FARMHOUSE

With great character and charm, a large barn and studio, near to Chagford.

## Summary of accommodation

**Ground Floor:** Cross passage hall | Drawing room | Dining room | Kitchen/breakfast room | Utility room | Shower room

**First Floor:** Three bedrooms | Family bathroom | Sitting room

**Outbuildings:** Large barn with studio/library | annexe bedroom/shower room | studio and storage loft

**Gardens and Grounds:** Cottage gardens | Courtyard and parking | Woodland area

**Distances:** Chagford 2 miles, A30 5.5 miles, Moretonhampstead 6 miles, Exeter 22 miles  
(All distances are approximate)

Guide price: £1,250,000



# SITUATION

Collihole Cottage is part of a small cluster of traditional ancient buildings forming a tiny hamlet off a quiet lane running past the property and up to the open moor, in the heart of Dartmoor National Park and just under 2 miles to the south west of the popular and delightful moorland town of Chagford.

The ancient stannary town sits amongst the rolling foothills of the high moor on the north east side of Dartmoor 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, cafés, 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.

Nearby is the renowned Gidleigh Park Hotel, golf course at Bovey Castle and also the gorgeous River Teign Valley, overlooked by the National Trust owned Castle Drogo, as well as the tranquility of Fernworthy Reservoir and beauty spots such as Fingle Bridge.

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

There are many opportunities on the doorstep for walking, riding, cycling, 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.

## THE PROPERTY

Collihole Cottage is an archetypal ancient Dartmoor farmhouse in an idyllically peaceful location, near to Chagford and the open moor.

The house is built of granite under a thatched roof and is Listed as being of architectural or historical interest, Grade II. The listing document states it as being a 'former Dartmoor longhouse, early or mid 16th century, with major 16th and 17th century improvements' and 'an attractive and interesting farmhouse with late medieval origins'.

An old cobbled courtyard is framed on three sides by the cottage, small outbuilding and large barn. The house was recently renovated by previous owners and then updated by the current owners using their own creativity, eye for detail and design acumen, including the bespoke fitted kitchen, with AGA, by local craftsmen and the barn transformed into a studio space and library, with seating area at one end, and outbuilding becoming a cosy and luxurious 'bedshed' with en suite.







There are period features throughout. The entrance porch and cross passage hall have exposed granite walls and stone paved flooring. To one side is the drawing room with exposed beams and fireplace with ornate surround and to the other the dining room with stone paved flooring and stone fireplace with massive granite lintel and wood burner. A door leads through an oak plank and muntin screen to the kitchen/breakfast room.

The winding staircase rises to the large landing/sitting room, three bedrooms and bathroom with exposed boarded flooring, roof timbers and high quality bathroom fittings.







Around the house are delightful cottage gardens with views to the moor and lawned areas with shrub and plant borders, vegetable gardens and raised beds. On the other side of the lane is a delightful woodland area with a variety of trees, a profusion of spring bulbs and attracting wild flora and fauna. There is also a wonderful fire pit area to take advantage of the magical surroundings.





# PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains water. Private water and drainage. Oil Heating and mains electricity.

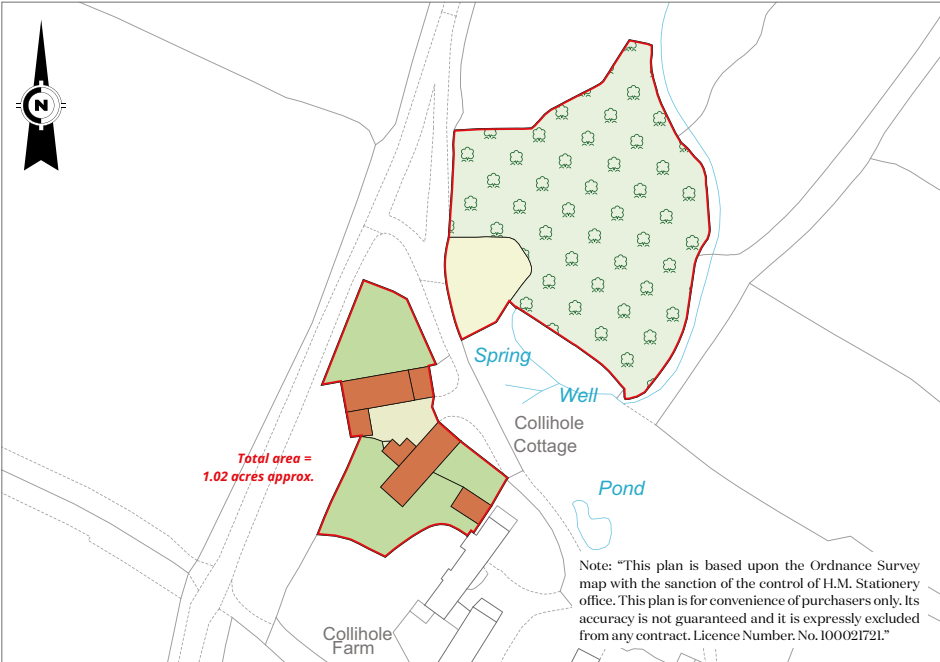
**Local Authority:** Dartmoor National Park Authority: 01626 832093

**Council Tax:** Band G

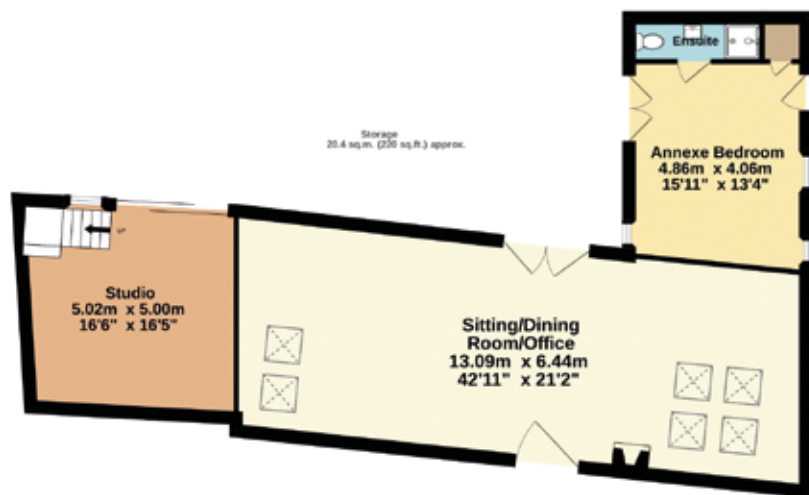
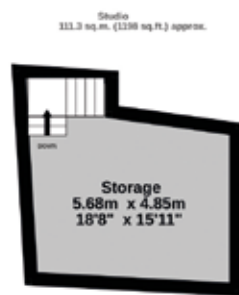
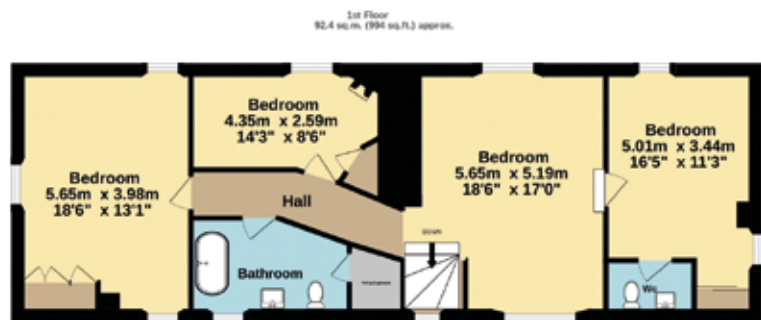
**EPC Rating:** E

**Directions:** TQ13 8DY What three words [///metro.crinkled.cities](http://metro.crinkled.cities)

From Chagford take Manor Road and turn left at the top of the hill and cross roads. Continue pass Hole Farm on your right and Collihole Cottage is the next turning on your left next to Collihole Farm. The house is the first property on the right hand side as you go down the private drive.







Approximate Gross Internal Area  
367.1 sq.m. (3951 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  
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