



# EASTON COURT

Chagford, Devon



## A SUBSTANTIAL LISTED DARTMOOR HOUSE

Near Chagford with courtyard, gardens and paddock, formerly a country hotel

### Summary of accommodation

**Ground Floor:** Drawing room | Sitting room | Family room | Study | Kitchen | Utility room | Cloakroom  
Bedroom/shower room suite and further bedroom

**First Floor:** Six bedroom/bathroom suites

**Outside:** Courtyard | Gardens | Pasture paddock and pond

In all about 0.86 acres

**Distances:** Chagford 1.5 miles, Moretonhampstead 3 miles, Okehampton 12 miles, Exeter 21 miles, A30 4 miles  
(All distances and times are approximate)

Guide price: £745,000



## SITUATION

Easton Court is situated within a grouping of houses making up a small hamlet at Easton Cross, about 1.5 miles from Chagford.

The popular and picturesque ancient stannary town of Chagford is on the north east side of Dartmoor National Park, amongst the foothills of the high moor, above the beautiful River Teign Valley, overlooked by the National Trust owned Castle Drogo and with nearby beauty spots such as Fingle Bridge.

The lovely moorland town, centred around its Market Square, has many fine old granite buildings, including the beautiful St Michael's Church, and a wealth of independent shops and art galleries.

There are a good range of facilities, including primary and Montessori schools, doctors' and dentists' surgeries, vet, library and pharmacy as well as a selection of pubs, restaurants, cafés and open air swimming pool. Shops include butcher, baker, delicatessen and greengrocer. Nearby is the renowned Gidleigh Park Hotel.



There is an active local community with sports clubs including cricket, football, tennis and bowling and there is the annual Chagford Agricultural Show, weekly farmers' market, Two Moors classical music festival and film festival. There is golf at Bovey Castle.

The nearby town of Okehampton has a Waitrose store, leisure centre and secondary school and there are private schools at Stover and Exeter.

Dartmoor is renowned for its spectacular scenery with its heather clad moorland, granite tors and wooded valleys bisected by rushing streams and rivers and there are many opportunities on the doorstep for walking, cycling, fishing, riding etc.

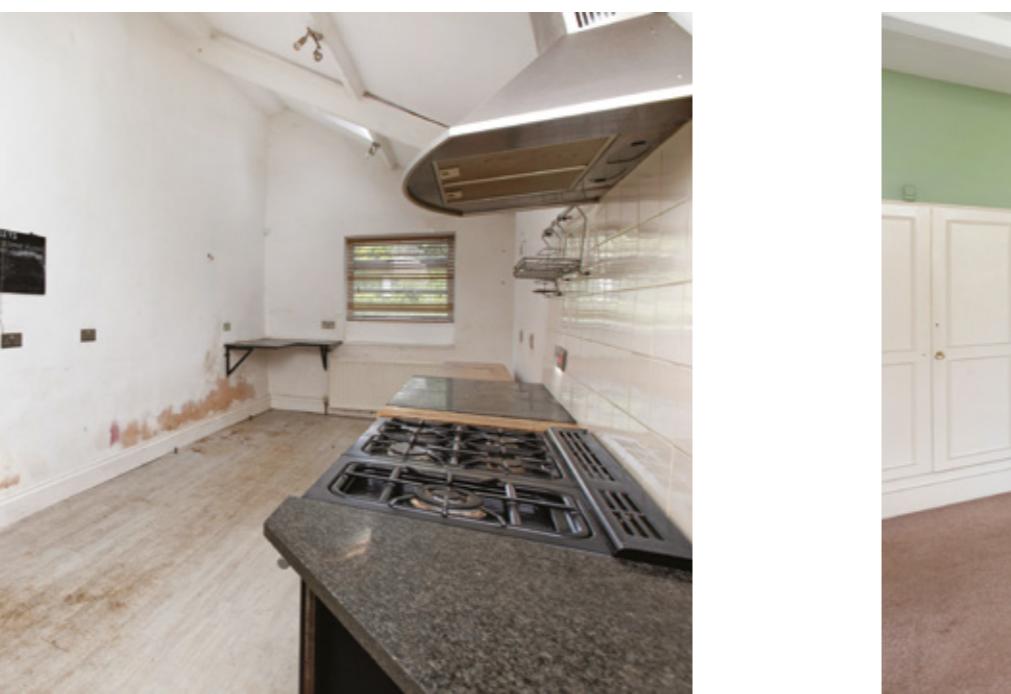
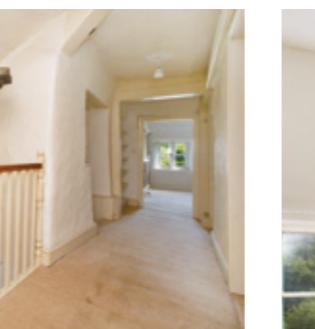
Within easy reach is the A30 dual carriageway, leading west into Cornwall or east to the university and cathedral city of Exeter, where there is access on to the M5 motorway, station with mainline connections to London (Paddington and Waterloo) and an airport.

## THE PROPERTY

Easton Court is a large Dartmoor house within the hamlet at Easton Cross. The house is Listed as being of historical or architectural interest, Grade II, and is stated as being a 'former farmhouse, 16th and 17th century, modernised, enlarged and converted to a hotel c. 1920'.

It was possibly originally a traditional granite Dartmoor longhouse and the older part is thatched, whilst the later addition has a slate roof. The house has been recently run as a country hotel/bed and breakfast business.

There are original period features such as granite fireplaces and exposed beams and ceiling timbers and on the ground floor are the sitting and drawing rooms either side of the hallway, as well as the study and family room, with kitchen and utility room to the rear. Within the rest of the ground floor are a bedroom/shower room suite and a further bedroom, and on the first floor are six bedroom/bathroom/shower room suites.



From the road a five bar gate opens to a large courtyard encompassed by the L shape of the house, and to the rear and side of the house are lawned gardens and a pasture paddock with wildlife pond beyond. From this side are views of the surrounding Dartmoor countryside.

## PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains water, gas and electricity. Private drainage.

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

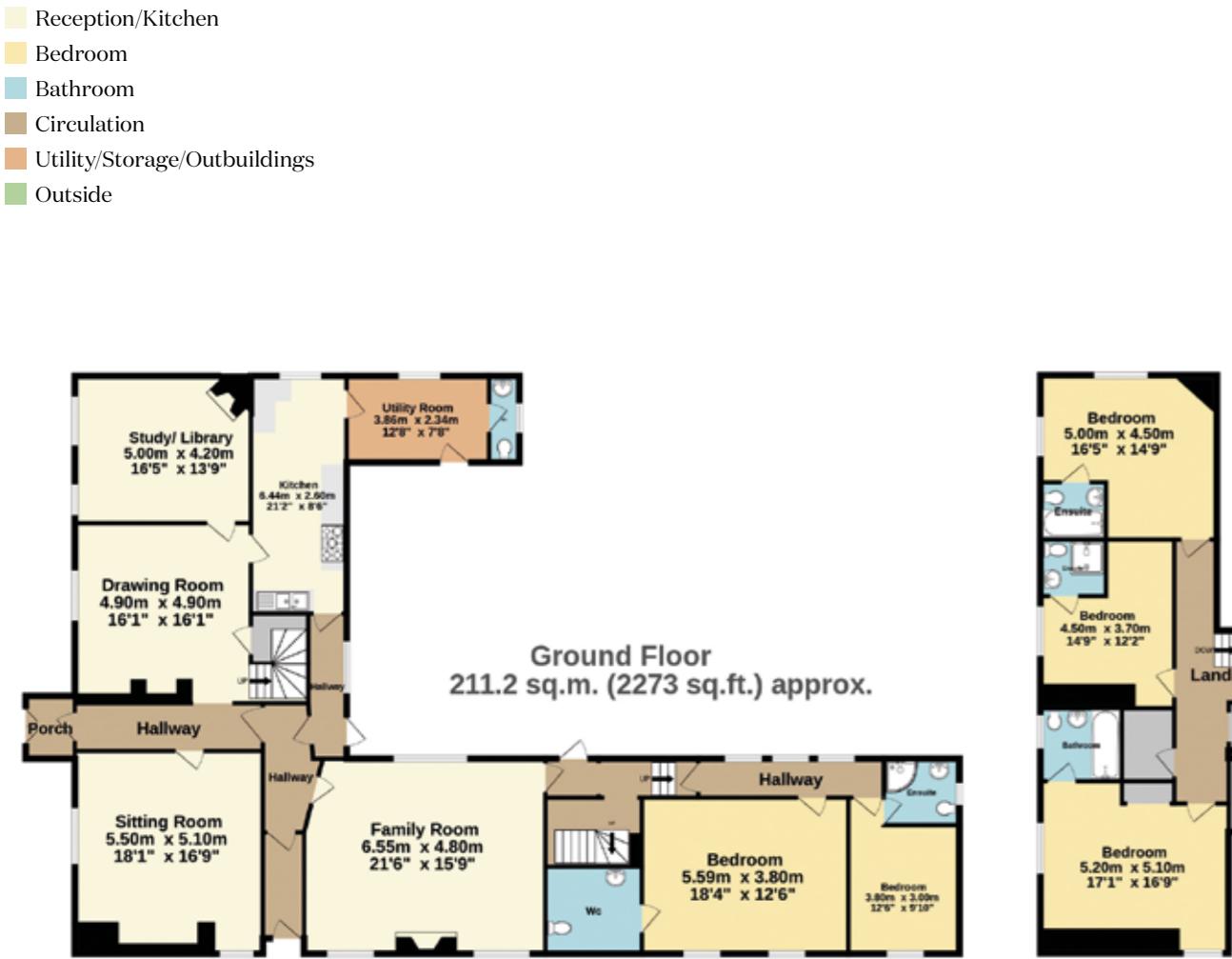
Mid Devon District Council: 01884 255255

**Council Tax:** Band D

**EPC:** E

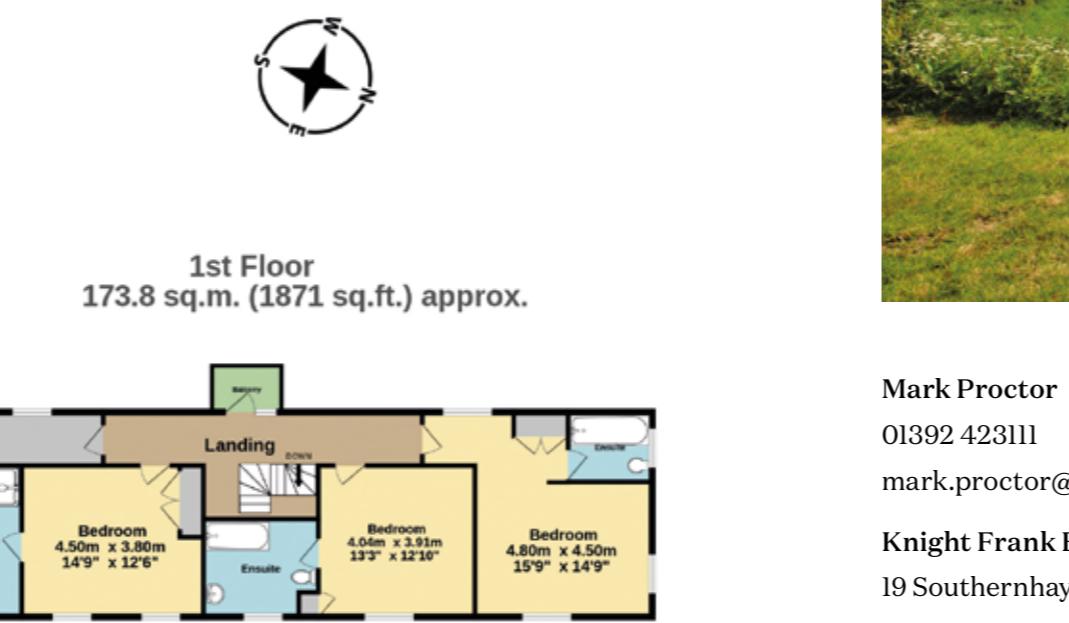
**Directions:** TQ13 8JL, what3words://messed.shuffles.fruitcake



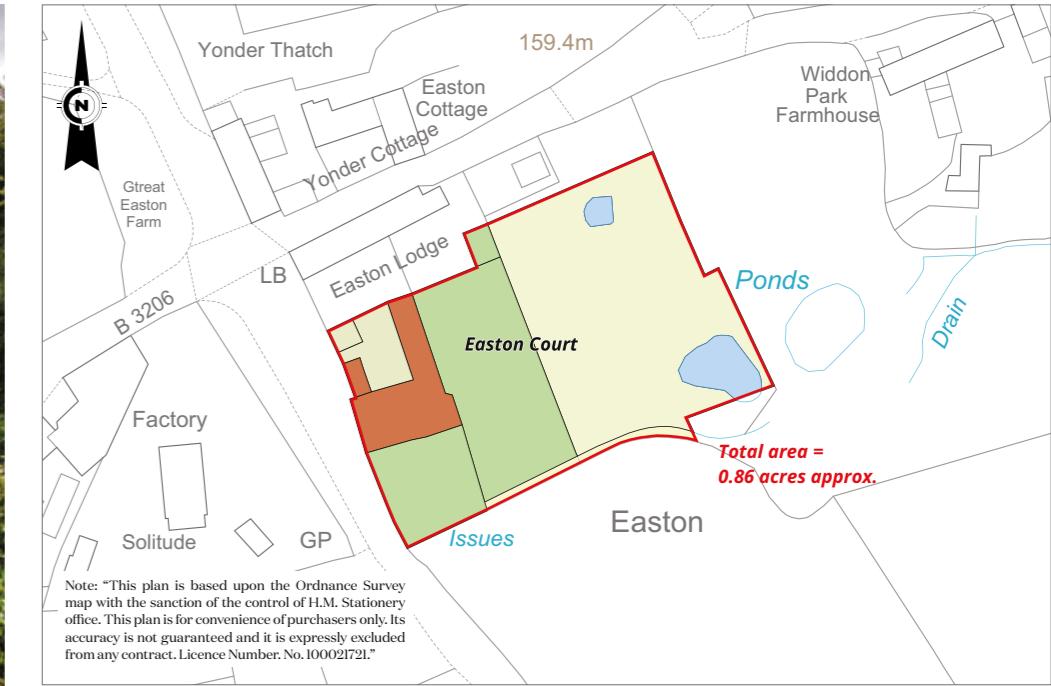


pproximate Gross Internal Area  
35 sq.m and 4144 sq.ft

Particulars dated November 2013  
is at 55 Baker Street, London  
which are included in the sale  
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