





# MOORLAND HOUSE

SCORRITON • DARTMOOR • DEVON

A quite beautiful family home, situated on the edge of the rural village of Scorrilton, with cosy kitchen / breakfast room and countryside views from almost every window. This property is overflowing with character and boasts a stunning country garden as well as plenty of parking.

Kitchen/Breakfast Room | Four Bedrooms | Stunning Lounge  
Stunning views | Parking | Country gardens  
Sought after village location | Freehold

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SAWDYE & HARRIS  
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# Our sellers reflections - Why we have loved living here

*During our time here, Moorland House has offered us more than just simply being a place to live - it has been the perfect combination for our growing family - being full of character as well as bright and light rooms - there is always plenty of space for us !! The breakfast room has been one of our favourites, especially on a sunny Saturday morning and the living room with its open fire has us cosy and warm during the colder months.*

*This house has provided us just the perfect amount of peace and quiet, whilst being a short walk to this friendly community and its local pub and milk right from the farm door. Our garden is natural and organic and is brimming with wildlife that we've always felt lucky to have our own little slice of Dartmoor, rain or shine.*



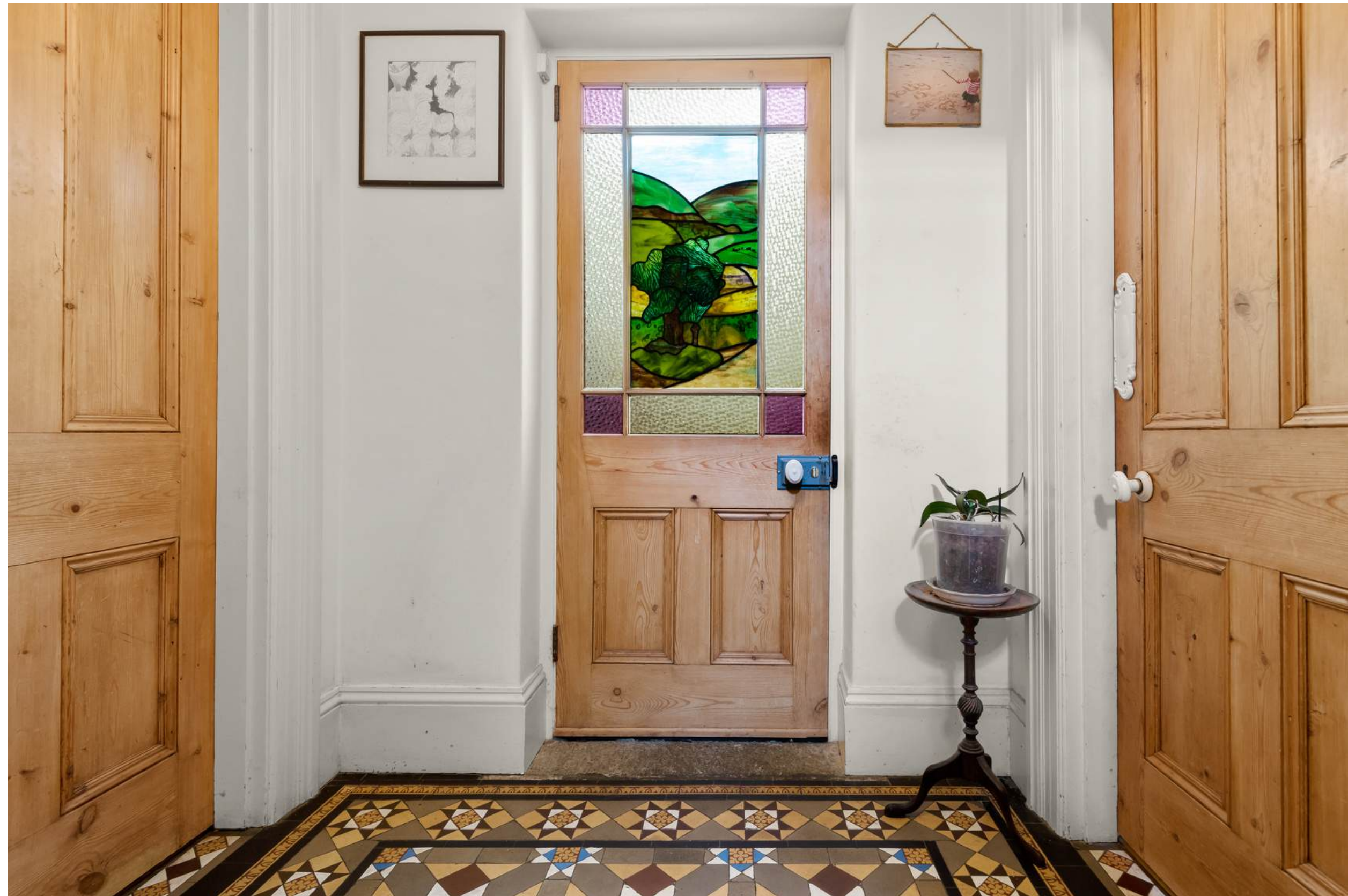
Welcome...



The property is approached from the highway across an area of land owned by the adjacent property over which Moorland House enjoys a right of access. Head through the timber five bar gate which follows around to your parking and turning area.



To the ground floor, the property has a formal ENTRANCE PORCH to the front with a high level glazed roof and sash window overlooking the GARDEN ROOM. A Beautiful stained glass door leads into the inner HALLWAY with a stunning Edwardian tiled flooring and stairs rising to the first floor.















The KITCHEN is well fitted and features a breakfast area and utility off. The space is comfortable and inviting, boasting copious amounts of natural light during the day.









Situated off is a Living space with a cast iron fireplace set into a marble hearth, a bay window and a further sash window to the side elevation. There is built in open display storage to one side of the fireplace.



The second RECEPTION ROOM also has a beautiful fireplace, with cast iron surround and grate as well as timber framed doors leading to the garden room with further double glazed doors to outside.





A period staircase takes you to the first floor landing, head to the front of the house where BEDROOM ONE sits - offering a dual aspect with glorious views across the countryside as well as built in wardrobes and a period cast iron fireplace. Lie in bed and enjoy the lovely outlook across the fields opposite.



**BEDROOM TWO** is another dual aspect room with sash windows to the front and side, again with a cast iron fireplace and built in wardrobes.



**BEDROOM THREE** has a sash window to the side elevation again with a beautiful fireplace. Whilst **BEDROOM FOUR** sits to the rear of the house with a high level conservation roof light and double corner window with a outlook across the rear garden and a view to the village.





The family bathroom has a sash window to the side elevation again with views across to the village and is fitted with a panelled bath with electric shower over, pedestal wash hand basin and WC, there is a good sized airing cupboard to one side with slatted shelving.









Set in a generous plot approaching half an acre, the large garden is framed with mature trees and a large wildlife pond. The perfect environment for nurturing wildlife and enjoying all year round whatever the weather. There are also raised vegetable beds and the orchard is enclosed by mixed natural hedgerows.





# About... Scorrition

Scorrition is a beautiful Dartmoor village with a popular pub, and one of the few farms left in England licensed to sell milk straight from the cow. Close by is the village of Holne, which has a thriving community owned village shop and tea room as well as a village pub whose premises date back to the 14th century.

Buckfastleigh is some two and a half miles away. This tranquil town has a history connected with the woollen industry, but it is best known for the nearby Buckfast Abbey and the South Devon steam railway which runs along the River Dart to the sought-after town of Totnes which is about 10 miles away and known for its Norman castle and eclectic mixture of shops and restaurants.

Ashburton also offers an excellent range of facilities including independent restaurants such as the Old Library as well as coffee shops, a delicatessen, artisan bakery, a fish deli and cookery school. There are also excellent transport links being approximately 7 miles from Totnes and Newton Abbot with their direct rail links to London Paddington and Plymouth. The town also lies just off the A38 Devon Expressway giving easy access to Plymouth and Exeter and the M5 beyond.





# Moorland House, Scorrison, Buckfastleigh, TQ11 0JB

Approximate Gross Internal Floor Area = 184.5 sq m / 1987 sq ft

Garage Area = 23.7 sq m / 256 sq ft

Total Area = 208.3 sq m / 2243 sq ft

*Floorplans*

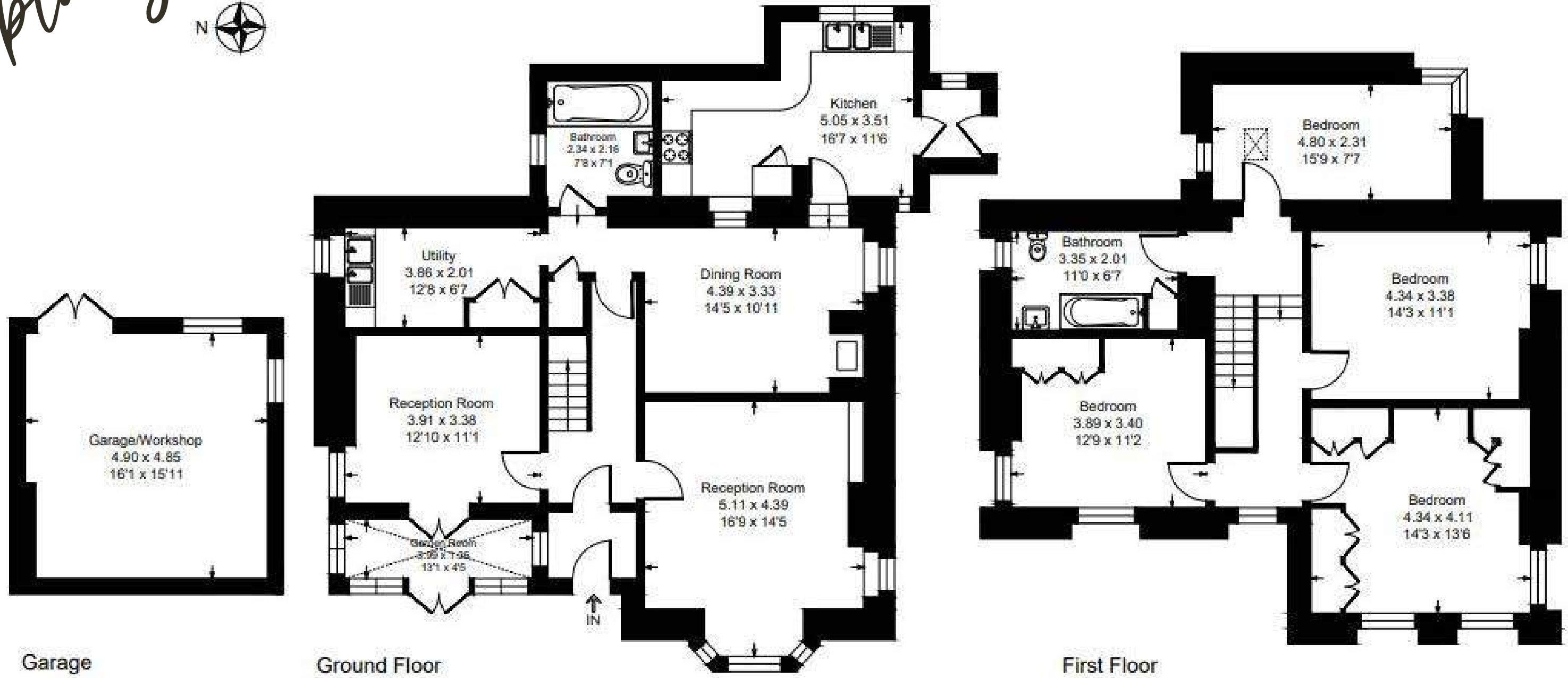


Illustration for identification purposes only, measurements are approximate, not to scale.

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# Key Facts for Buyers

## TENURE

Freehold.

## COUNCIL TAX - Band F

## EPC - E

## SERVICES

Mains electricity, mains water, mains drainage. Oil fired Rayburn range and central heating.

## BROADBAND

Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

## MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

## MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below..

## Property Report - Key Facts for Buyers

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

## VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652  
Email - [ashburton@sawdyeandharris.co.uk](mailto:ashburton@sawdyeandharris.co.uk)

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance



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**SCAN ME** to book a viewing  
or call the Sawdye & Harris team on 01364 652652

