



UNDERBOW COTTAGE, MORETONHAMPSTEAD





# UNDERBOW COTTAGE

BOW LANE • MORETONHAMPSTED • TQ13 8PD

Nestled in the charming town of Moretonhampstead, this picturesque three-bedroom cottage blends traditional character with modern comforts. Set along a private lane, the property offers a beautifully maintained facade with a mix of stone and rendered walls, accented by greenery and vibrant flower beds.

The cottage offers a cosy and inviting atmosphere, perfect for those seeking a tranquil lifestyle in the heart of Devon's stunning countryside.



**SAWDYE & HARRIS**  
**THE DARTMOOR OFFICE**

01364 652652  
HELLO@SAWDYEANDHARRIS.CO.UK

Your attention is drawn to the Important Notice on the last page of the text

# KEY FEATURES

- **Three Spacious:** Bedrooms: Each bedroom provides ample space and natural light, ideal for families or guests.

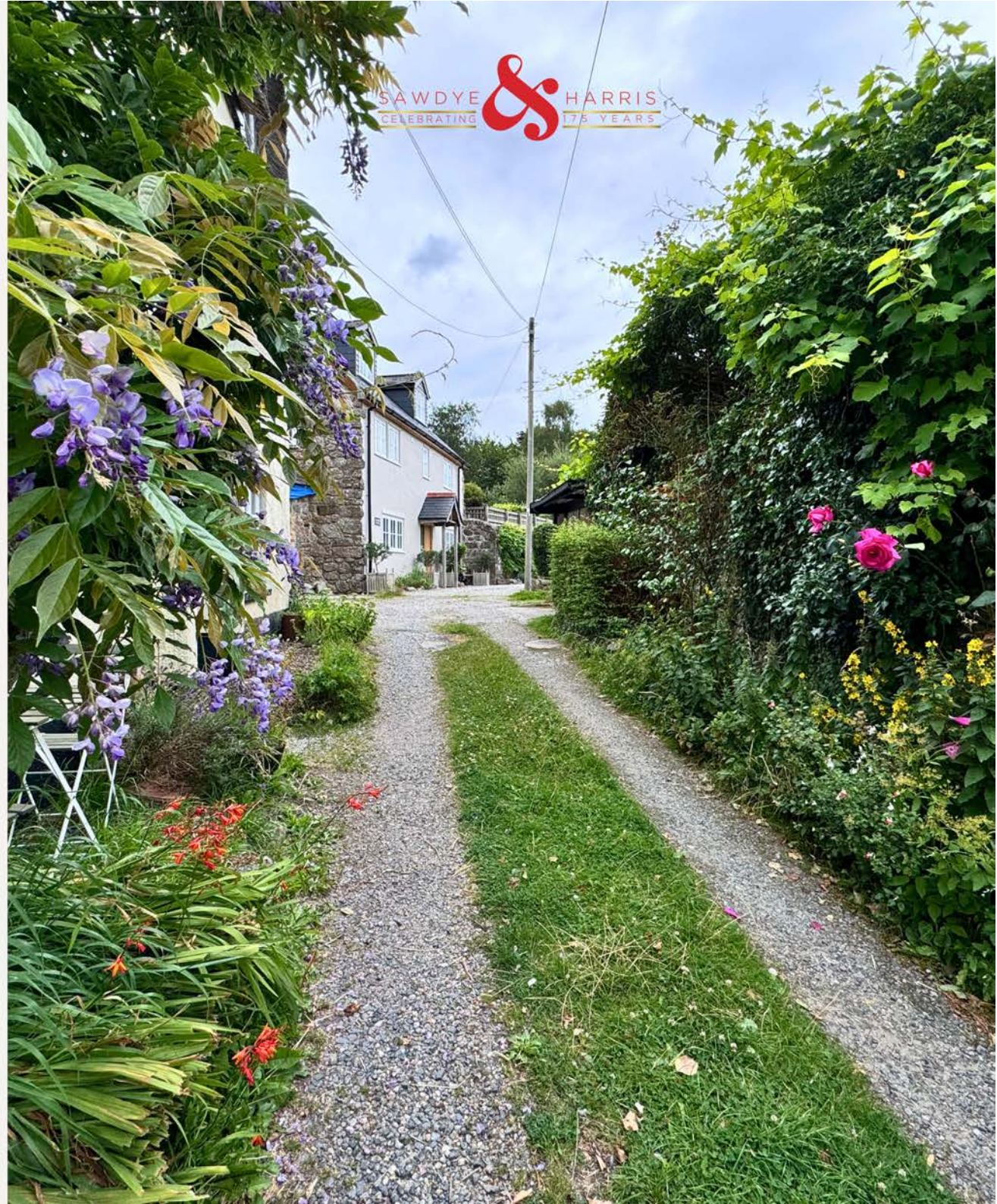
- **Charming Exterior:** The mix of stone and render creates a unique and appealing look, complemented by well-tended gardens.

- **Modern Amenities:** While maintaining its rustic charm, the property is equipped with modern conveniences for comfortable living.

- **Great Location:** Situated in a peaceful part of Moretonhampstead, offering peace and quiet as well as a strong sense of community.

- **Local Amenities:** Close to local shops, cafes, and essential services, ensuring convenience while enjoying a rural setting.

**This delightful cottage is an excellent opportunity for those looking to embrace a blend of traditional charm and contemporary living in one of Devon's most scenic areas.**





# Welcome

Step into the heart of this charming cottage and experience the warmth and comfort of its beautiful lounge. This inviting space perfectly captures the essence of countryside living, blending rustic charm with modern comforts.





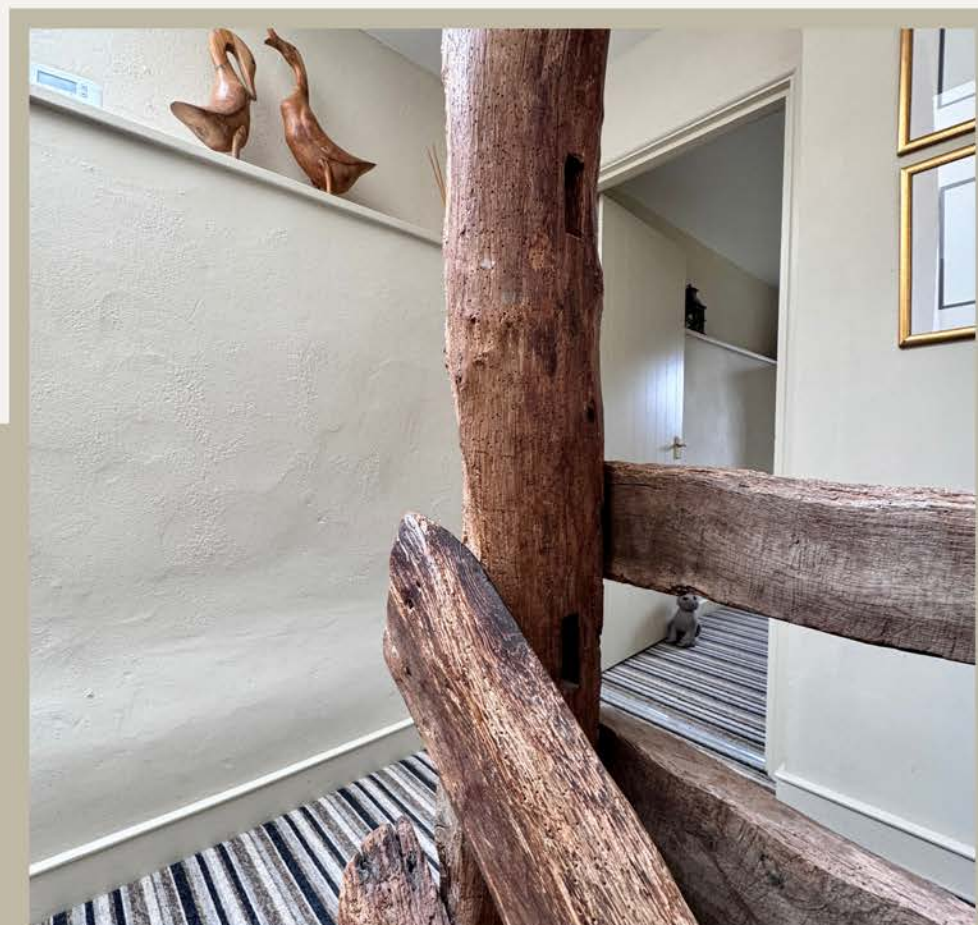


Designed with both style and functionality in mind, this kitchen is perfect for culinary enthusiasts and those who love to entertain. Fitted with a range of cream shaker-style cabinets which offer ample storage space, ensuring a clutter-free environment as well as black granite countertops, a high-end range cooker with a double oven and multiple burners, porcelain one-and-a-half sink and drainer, integrated dishwasher as well as space for an upright fridge/freezer.

The warm, inviting décor and abundance of natural light with double glazed windows to the front elevation create a very welcoming space.







Stairs take you to the FIRST FLOOR which is naturally lit with a skylight but also blends the country cottage feel with a rustic oak balustrade and storage sitting to one side. A solid oak stable door leads to the garden.

There are two double bedrooms both with En Suite Bathrooms to this level with a staircase leading to the second floor with its double bedroom and separate shower room.









# Outside

The well maintained outdoor space features a raised wooden deck, ideal for al fresco dining or relaxing with a good book.

Enclosed by wooden fencing, this garden ensures utmost privacy, making it the perfect sanctuary from the hustle and bustle of everyday life.

Thoughtfully designed for easy upkeep, This space allows you to enjoy more time outdoors without the hassle of extensive gardening chores.

Enjoy picturesque views of the surrounding countryside, enhancing the overall charm and appeal of this lovely garden.

This cottage garden is an idyllic extension of your home, offering a private haven to unwind and connect with nature while still being in the heart of Moretonhampstead.



SAWDYE & HARRIS  
CELEBRATING 175 YEARS



# Key Facts for Buyers

**TENURE** - Freehold

**COUNCIL TAX BAND** - E

Although the property is currently assessed for Business Rates as it has been used most recently as a holiday let.

**EPC** - D

## **SERVICES**

The property has all mains services connected.

## **PARKING**

There is a gravelled parking area opposite the house offering plenty of private parking.

## **BROADBAND**

Ultrafast 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](#)

**WHAT3WORDS** : drops.brownish.stuffy

## **VIEWINGS**

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

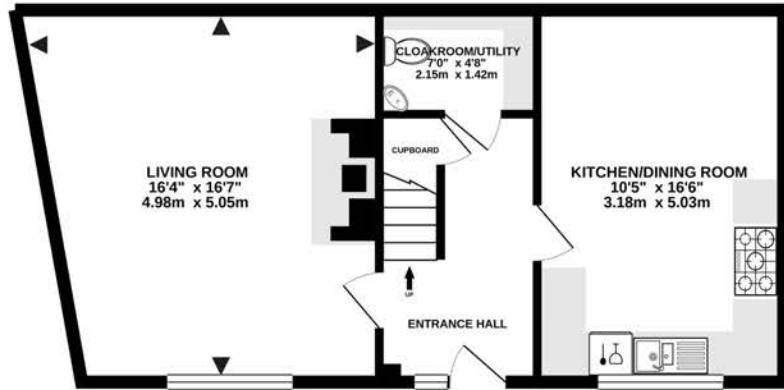
If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only. Any areas, measurements or distances are approximate

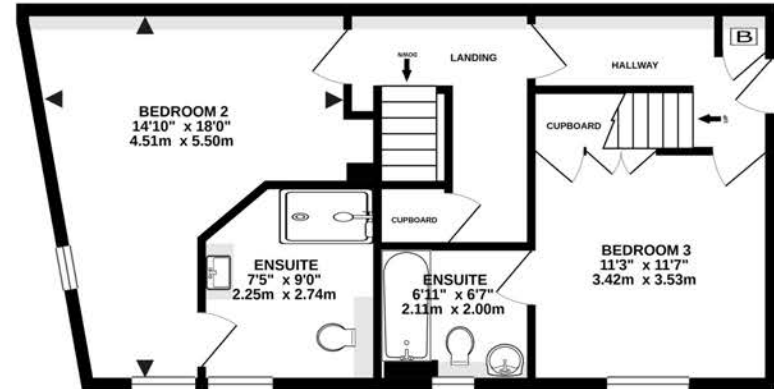


# Floorplans

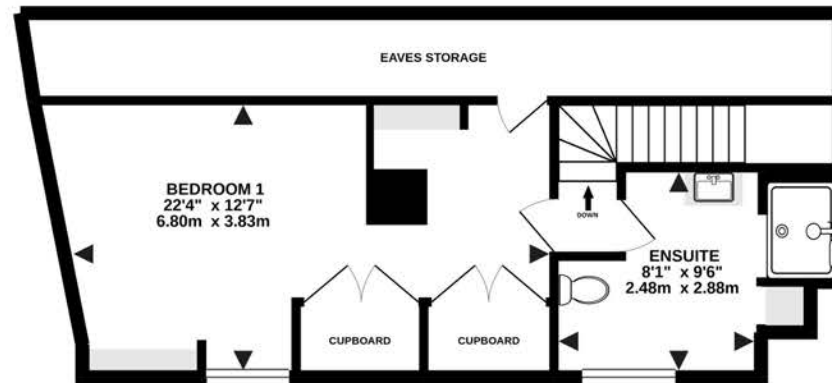
**GROUND FLOOR**  
546 sq.ft. (50.7 sq.m.) approx.



**1ST FLOOR**  
566 sq.ft. (52.5 sq.m.) approx.



**2ND FLOOR**  
495 sq.ft. (46.0 sq.m.) approx.

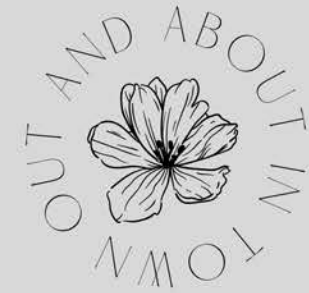


**TOTAL FLOOR AREA : 1607 sq.ft. (149.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



# MORETONHAMPSTEAD



Moretonhampstead is a popular Dartmoor town sitting on the east fringe of the moors, in an area of outstanding natural beauty, just a short distance from both the Teign Valley and the rugged grandeur of Dartmoor. Within the town there is a good range of shops, churches, primary school, library, bank, swimming pool, sports facilities, inn's and hotels giving an excellent mixture of activities.

The cathedral City of Exeter is approximately 13 miles away with good links to the motorway and the airport, with Plymouth to the south providing ferry routes to the continent. Rail links can also be found in Exeter, Newton Abbot and Plymouth.





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Bow Lane

Moretonhampstead

Dartmoor

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To view or to request more information call 01364 652652

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