



TWO STEWARD COTTAGES, MORETONHAMPSTEAD





TWO STEWARD COTTAGES

MORETONHAMPSTEAD • TQ13 8SD

Step into a world of character and charm with this enchanting two-bedroom cottage, nestled within a large and green garden. This character-filled home, offers a perfect blend of period features and modern comforts. The cottage's welcoming façade leads into a cosy interior where original features meet contemporary updates, making it an idyllic retreat or a charming full-time residence.

Surrounded by nature, yet conveniently located, this property is a hidden gem waiting to be discovered.

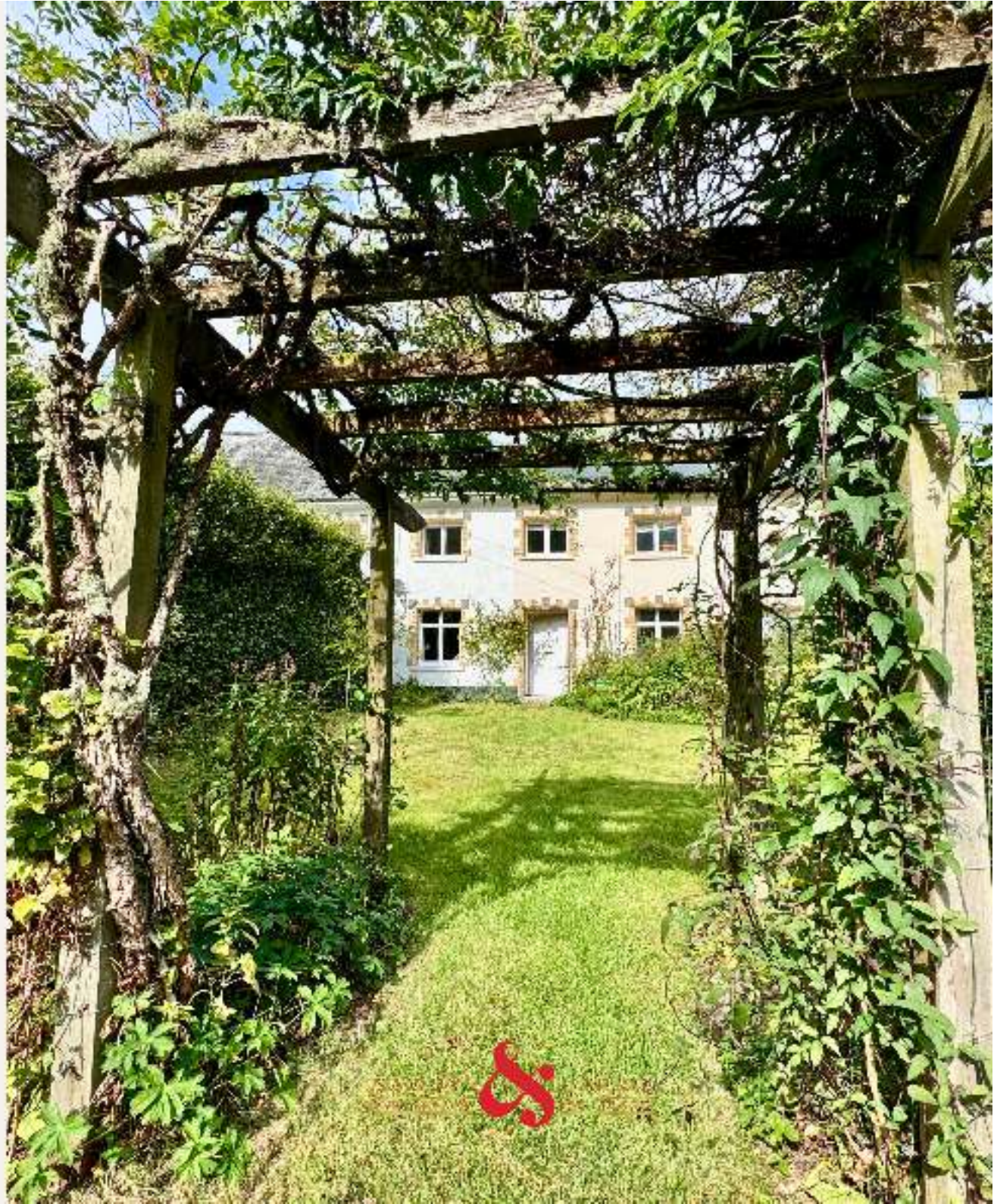


SAWDYE & HARRIS
THE DARTMOOR OFFICE

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KEY FEATURES

- **Charming Two-Bedroom Cottage** with original period features
- **Mature and expansive Gardens** with a picturesque pergola entrance
- **Cosy and Inviting Interior** blending rustic charm with modern updates
- **Private and Secluded but not isolated** –a perfect retreat from the hustle and bustle
- **Ideal Location**—enjoy the peace of the countryside with easy access to local amenities
- **Characterful Exterior** framed by lush, mature greenery
- **Perfect for Nature Lovers**—surrounded by greenery and garden views
- **Stone Studio/Office** – Ideal for working from home or additional accommodation







Welcome

Enter in to the bright and inviting dining/breakfast room, flooded with natural light with its large skylights, creating a warm and airy atmosphere perfect for family meals or morning coffee. The exposed wooden beams add character, while the stone-tiled floor and whitewashed walls contribute to the cottage's timeless appeal. A built-in seating nook adorned with cushions and surrounded by plants offers a tranquil spot to relax and enjoy garden views. The room opens in to the Kitchen with a mix of modern functionality and classic style. A range of wood-effect base and wall units provide ample storage, as well as a Belfast sink, perfect for both style and practicality, with plumbing ready for a dishwasher. A Rayburn takes pride of place, offering both cooking and heating capabilities.







The lounge, located at the front of the house, offers a window overlooking the front garden, complete with a charming window seat. The room exudes warmth and character, featuring exposed timber beams and a wood-burning stove that adds to the inviting atmosphere. A door leads from the lounge to the entrance hall, providing access to the large and level front garden. This space is perfect for relaxing evenings by the fire or enjoying the peaceful garden views.

On the first floor is a lovely bedroom with window overlooking the front elevation, part panelled walls and built-in cabin bed and work area.



A well fitted family Bathroom fitted with a white suite and large Velux window, enjoys an outlook across the property to the rear.



Situated on the top floor is another bright Bedroom with large Velux window allowing you to enjoy another fabulous view across the garden and to Steward Woodland beyond. Set with pine cladding and a painted exposed granite wall as well as under eaves storage.

Outside

The gardens are a real delight. Access from the parking is from the rear of the property with steps down passing many tucked away and private seating areas.

Enclosed by wooden fencing, this garden ensures privacy but makes the most of the sunny aspect.

This cottage garden is full of mature shrubs, trees and plants as well as lawned areas.

A granite studio office with oak stable door, light and power sits to one side. There is also a further useful Storage Shed again with light and power.

The front gardens have a productive vegetable area and aluminium framed greenhouse.





Key Facts for Buyers

TENURE - Freehold

COUNCIL TAX BAND - C

EPC - E

SERVICES

The property has mains water, electric and drainage. Heating is by way of the oil-fired Rayburn.

PARKING

There is a parking area at the rear of the house.

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](#)

WHAT3WORDS : purifier:rank:pit

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 - 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 systems 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



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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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To view or to request more information call 01364 652652
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CELEBRATING 175 YEARS