



3 POUND STREET, MORETONHAMPSTEAD



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MORETONHAMPSTEAD • DEVON • TQ13 8NX



A charming Three-Bedroom Cottage in the Heart of Dartmoor

Nestled in the heart of Moretonhampstead, sits this delightful three-bedroom cottage offering the perfect blend of character and comfort. With its cosy interior, original period features, and a warm, inviting atmosphere, this home is ideal for families, downsizers, or those seeking a tranquil retreat.

The property offers an inviting living area, great kitchen space and three good sized bedrooms, alongside a rear courtyard area. Conveniently located, it is just a stone's throw from local amenities, charming pubs, and stunning countryside walks.

An enchanting home with endless charm – not to be missed!



SAWDYE & HARRIS
THE DARTMOOR OFFICE

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KEY FEATURES

- **Charming Period Cottage:** Combining character with modern updates for comfortable family living.
- **Cosy Living Areas:** Complete with period features, a well-equipped kitchen with plenty of entertaining space and a snug living area with beautiful fireplace.
- **Low Maintenance Yard:** The rear patio area offers storage and space to sit out.
- **Fantastic Location:** Located in the heart of the town within sought after Dartmoor National Park.







Upon entering the property you are greeted by a useful porch area with space for muddy shoes and coats.

A stripped timber door opens into the living area, with exposed timber beams that elevate the cottage feel. There is a window to the front elevation, allowing plenty of light into this space. The room is centred around a fireplace with wood burner with exposed stone surround.

An archway to the rear leads into the kitchen / breakfast area.





This warm and inviting kitchen is fitted with shaker style cabinetry, complimented by tiled flooring. This room blends practicality with a characterful feel and a recessed fireplace/alcove with feature lighting, adds a unique focal point to the space. There is an integrated eye level oven, sink and drainer with window to the rear elevation. With space for any ambitious cooking adventures and entertaining friends and family, this is sure to be of great appeal.





Upstairs, the first floor offers two bedrooms, both having a bright and airy feel and traditional features.

Head up to the second floor, where you will find the third bedroom with exposed painted beams. A Velux window provides a perfect view of the rooftops and countryside beyond.





The bedrooms are complemented by a good sized FAMILY BATHROOM with a bath with shower over, wall mounted pedestal wash basin and low level w/c. A deep sill window provides light and a suitable space for potted plants.

Outside

The rear courtyard garden offers an a space to sit out and also gives access to a store. Whilst compact, for those avid gardeners, there is plenty of room for potted plants and planters.

NB: there is a right of access across the yard in favour of the neighbouring properties.



Key Facts for Buyers

TENURE - Freehold.

Please note there is a right of access in favour of the neighbouring properties across the rear yard.

COUNCIL TAX BAND - B

EPC - D

SERVICES

The property has mains all mains connected and has Gas Central Heating.

BROADBAND

Superfast 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 - 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.

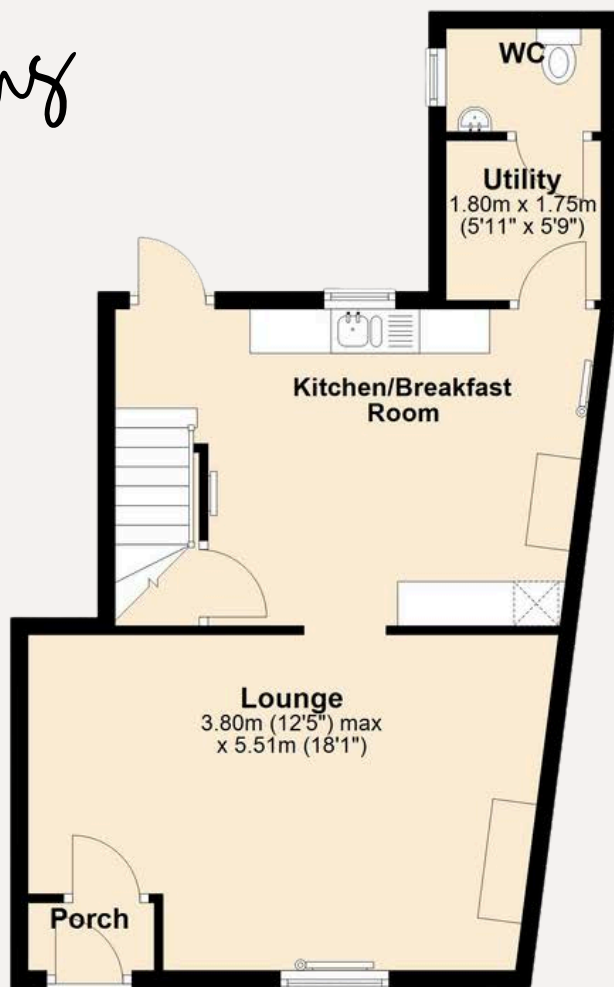
BUYERS INFORMATION PACK

A Buyers Information Pack (BIP) is available for this property. Please contact the agents to obtain your copy.

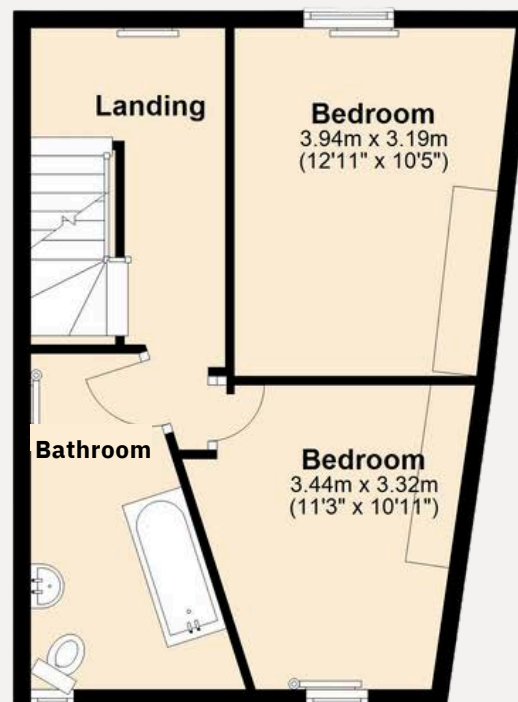
This property is "SALE READY" with a Reservation Agreement available through Gazeal. the UKs NO 1. provider of Reservation Agreements.

Gazeal provides a faster and more secure home moving process which is recommended by Government in their How to Sell & Buy Guides. Our unique Reservation process provides a Commitment to the terms agreed by the Buyer and the Seller, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed. - read more here - <https://www.gazeal.co.uk/buyers>

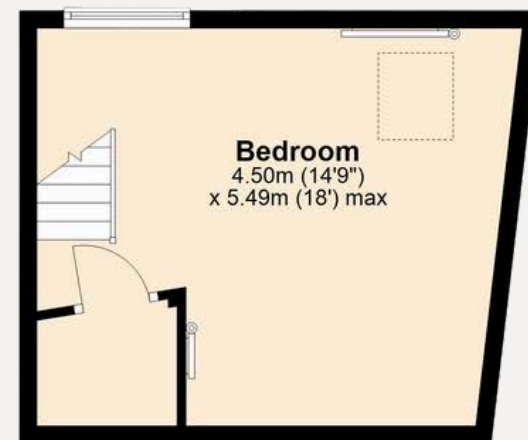
Floorplans



Ground Floor



First Floor

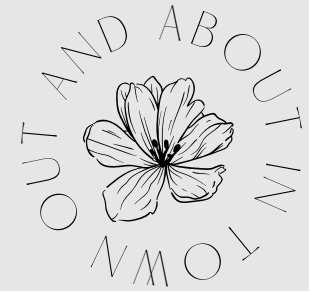


Second Floor



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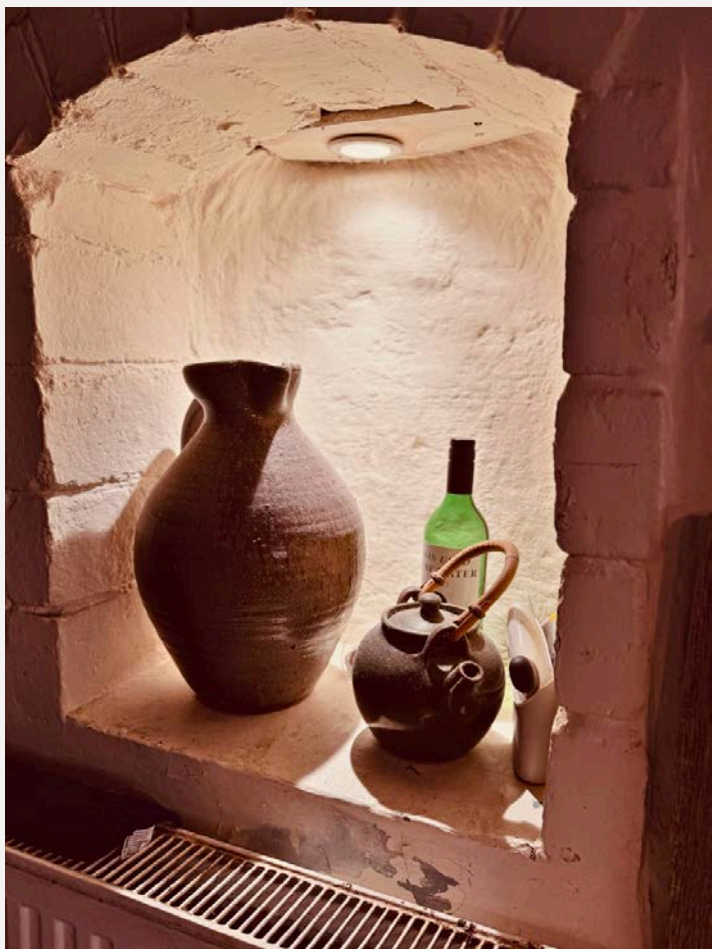
MORETONHAMPSTEAD



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

