

One Ivy Cottages, Moretonhampstead

ONE IVY COTTAGES

STATION ROAD • MORETONHAMPSTEAD • DEVON • TQ13 8NH

Tucked away along a quiet lane yet just moments from the town's shops and amenities, this charming three-storey end terrace cottage is full of character and warmth. Inside, the home feels surprisingly spacious, enhanced by a ground floor rear extension and a welcoming living room complete with a feature open fire. Beautifully presented in neutral tones, the cottage retains a wealth of period detail, including exposed beams, ledged and braced timber doors and delightful winding staircases that add to its unique charm.

THE DARTMOOR OFFICE

TEL: 01364 652652

HELLO@SAWDYEANDHARRIS.CO.UK

WWW.SAWDYEANDHARRIS.CO.UK



Welcome ...



The property is situated on a quiet lane which leads to the front of the property. An external front door opens in to the ENTRANCE LOBBY, which is also shared by the neighbouring property. An inner timber door leads into the LIVING ROOM with exposed stone feature wall, inglenook fireplace with granite hearth and oak lintel over, open fire grate and hood - making a great feature of this spacious room. A rustic oak door opens to reveal the steep, winding staircase which leads to the first floor.





The KITCHEN/DINER has a modern feel and is fitted with a range of floor mounted cupboards, space for electric cooker, sink with drainer and a useful breakfast bar. There is a window to the side elevation. Head through to the rear with its separate UTILITY ROOM with stable-style door leading to a cobbled courtyard over which the property enjoys a right of way.





There is a large modern FAMILY BATHROOM with bath, separate shower, WC and wash hand basin.

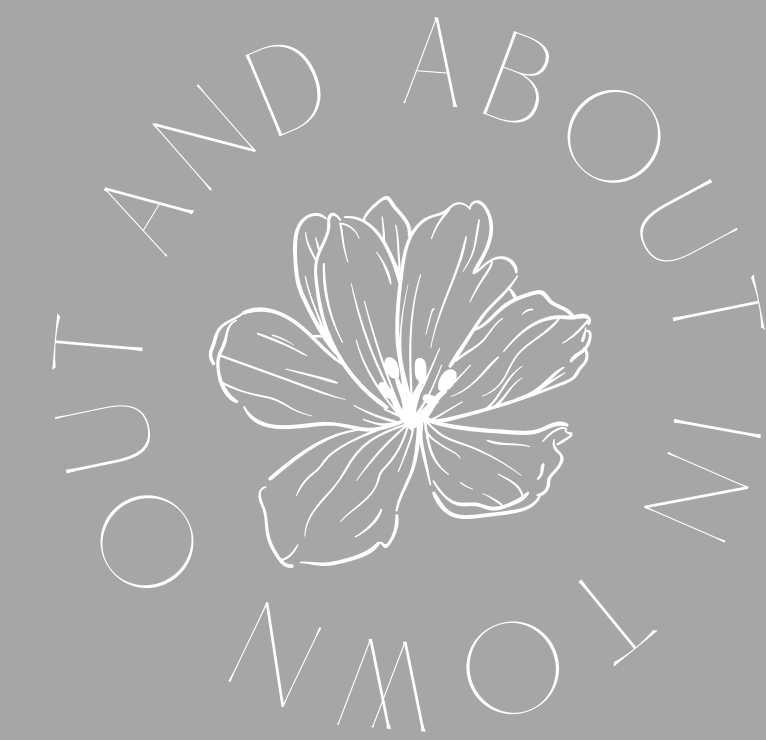
A narrow and steep winding staircase leads to the first floor landing, with an airing cupboard containing the hot water cylinder. BEDROOM 1 is a spacious double bedroom with a blocked off feature fireplace.



A further narrow and winding staircase leads up to the second floor to BEDROOM 2, which is a spacious double, vaulted ceiling and exposed beams (causing some restricted head height in some places) and built-in wardrobe. A dormer window at the front provides views of the neighbouring garden, rooftops and the countryside beyond and fills the room with light.



MORETONHAMPSTEAD

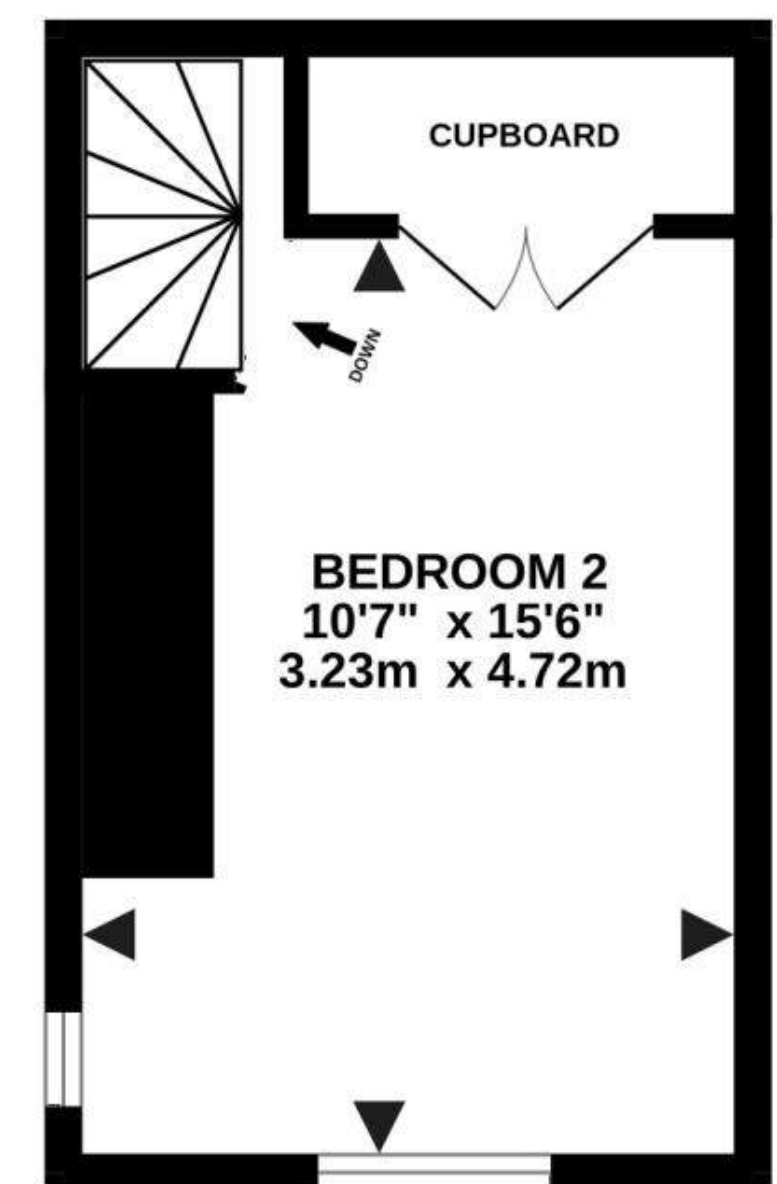
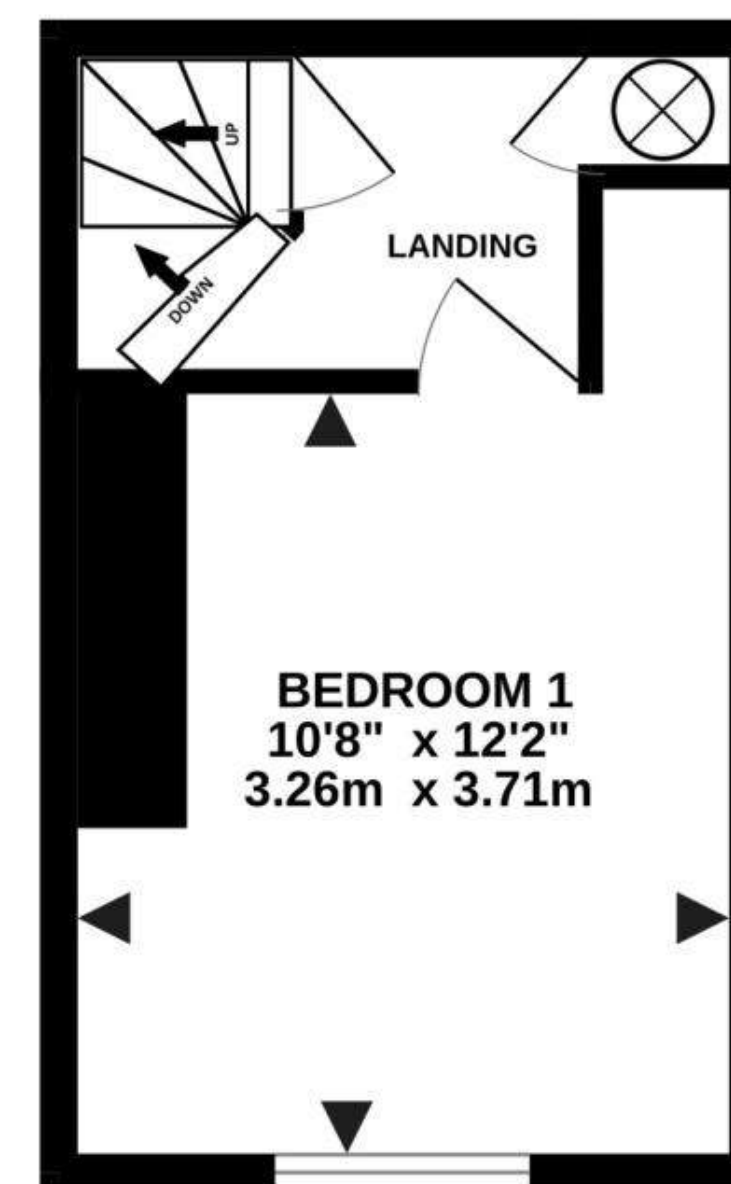
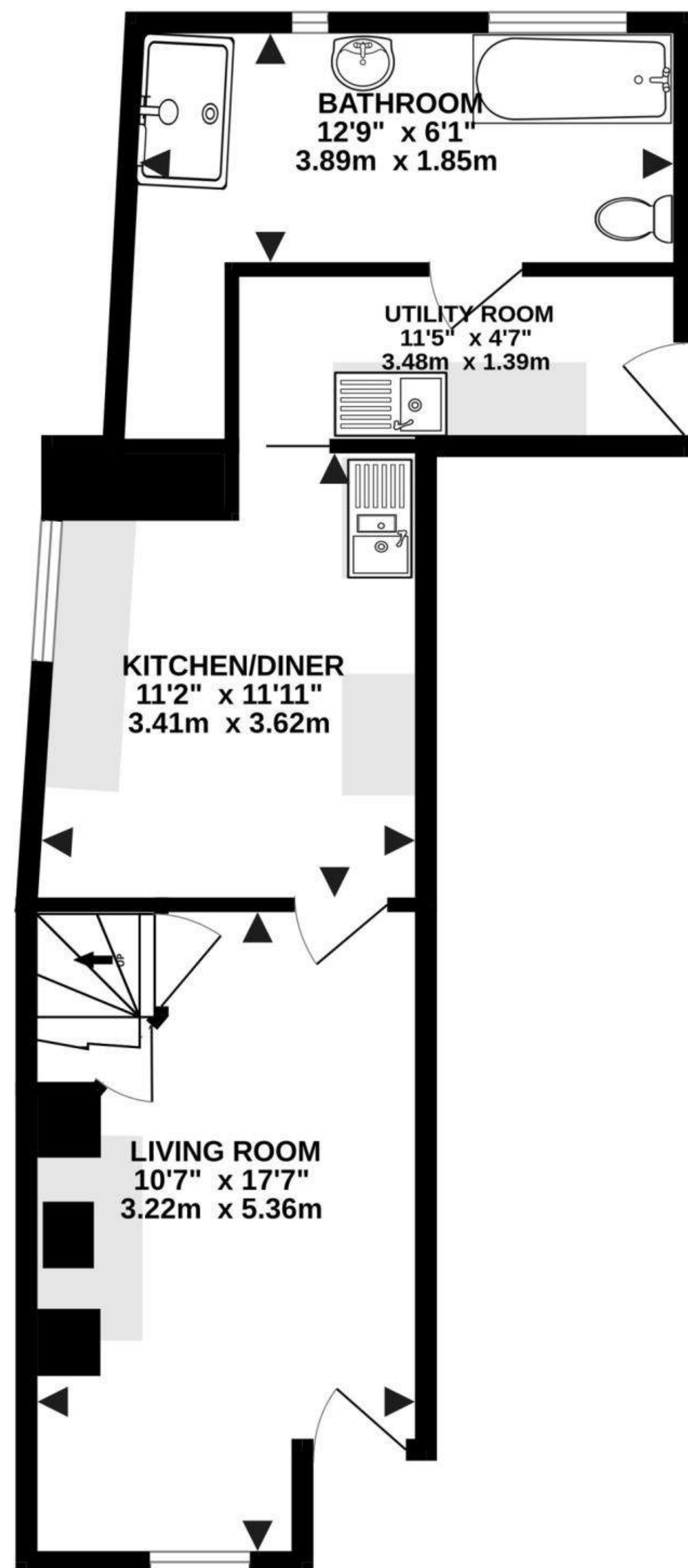


Moretonhampstead is a popular Dartmoor town sitting on the east fringe of the moors, in an area of outstanding natural beauty, just a short distance from both the Teign Valley and the rugged grandeur of Dartmoor. Within the town there is a good range of shops, churches, primary school, library, bank, 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.



Floorplans



TOTAL FLOOR AREA : 863 sq.ft. (80.2 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.
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Key Facts for Buyers

SERVICES

The property has electric, mains water and drainage connected.

TENURE

Freehold. The property is Grade II Listed - a link to the listing can be viewed here - **CLICK HERE**

EPC

The property has an Exemption Certificate and is Grade II Listed.

COUNCIL TAX BAND - B

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 - Key Facts for Buyers - click here

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 their Dartmoor Office - 01364 652652 or the High Moor Office - 01647 441104 or 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.

Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £20 per person. This is not a credit check so it will have no effect on your credit history.



THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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

