



CHAPLAINS HOUSE, PRINCETOWN





# CHAPLAINS HOUSE

PRINCETOWN • DARTMOOR • DEVON

*A Dartmoor home like no other — space to grow, share, and thrive in timeless surroundings*

Nestled in the heart of Princetown, this large elegant Victorian residence blends historic charm with modern comforts, offering a rare opportunity to enjoy spacious family living in one of Dartmoor's most iconic locations. With generous rooms, distinctive architectural features, and direct access to the wild beauty of the moor, Chaplains House is the ideal setting for those seeking a large country residence in the Dartmoor National Park. This is a property where lasting memories are made.



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

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*A rare blend of elegance, flexibility and character —  
your Dartmoor lifestyle starts here*



## KEY FEATURES

- Exceptional space for large families, multi-generational living, or guest accommodation with privacy across levels and elegant period features throughout.
- Four bathrooms (including two en-suites).
- A rare feature that allows flexibility — ideal for co-living arrangements, entertaining, or converting to a luxury holiday let.
- Multiple reception rooms with plenty of space for entertaining, relaxing or working from home.
- High ceilings, Bathstone fireplaces with glass fronted multi fuel burners, Oak panelled doors, Oak Herringbone flooring, mosaic tiled flooring with underfloor heating large picture windows which reflect the home's Victorian heritage.
- Fully enclosed landscaped gardens, being private and secure — ideal for children, pets or peaceful outdoor entertaining with sunken patio, lawn, entertaining and seating areas. Plus the benefit of various outbuildings.
- A real lifestyle benefit — already proven as a highly successful holiday let and perfect for year-round enjoyment.
- Ample off-road parking
- Surrounded the Nation Park with walking and cycling routes from the doorstep, yet within easy reach of the amenities in Princetown including shops, eateries and private schooling.







# Welcome



This fabulous property offers two inviting reception rooms, each brimming with character and ideal for modern family life. The main lounge provides an inviting yet elegant space to relax, complete with a feature fireplace and ample natural light.

The dining area is ideal for gathering the family or entertaining friends, seamlessly connecting with the kitchen to create a social heart to the home. Whether you're hosting Sunday lunch or enjoying a quiet evening in, this is a home that adapts to every occasion.

The lower ground floor features a second sitting room, adding to the home's flexible layout.













Unusually spacious and versatile, Chaplains House benefits from two separate kitchen areas — a rare feature in a family home. The main kitchen is a generous, well-appointed space, perfect for everyday cooking, baking with the children, or hosting larger gatherings. On the lower ground floor, a second kitchen adds even greater flexibility — ideal as a utility space, for extended family living, or to support a multi-generational household. Together, they offer both practicality and potential, ready to evolve with the changing needs of modern family life.

















The property offers an impressive seven bedrooms, providing exceptional flexibility for growing families or those who simply value space. Five bedrooms are arranged across the upper floors, offering bright, spacious accommodation ideal for children, guests, or homeworking. On the lower ground floor, two additional bedrooms create valuable extra space — perfect for older children, extended family, or even a self-contained suite, subject to requirements. Whether you need bedrooms, hobby rooms, or private workspaces, this home adapts beautifully to your family's evolving needs.





The property offers an impressive seven bedrooms in total, with exceptional versatility for family life or income potential. Five bright and spacious bedrooms are arranged across the upper floors of the main house — ideal for children, guests, or homeworking.

On the lower ground floor, a successful separate two-bedroom holiday let provides private, self-contained accommodation, perfect for extended family, visiting guests, or generating income through short-term stays. Whether you're looking for generous family living, multi-generational flexibility or a lifestyle business opportunity, this home offers space that truly adapts to your needs.









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With multiple bathrooms and WCs spread across the home, busy mornings and family routines are made easier. A main family bathroom provides space to relax, while additional facilities ensure there's no waiting around — ideal for larger households or visiting guests.





# Outside

The property boasts a spacious and well-planned garden — perfect for family play, summer entertaining, or simply enjoying the fresh Dartmoor air. Lawned areas, mature planting, and space to grow your own vegetables make it both practical and picturesque.

A traditional granite barbecue and built-in firepit create the ideal setting for al fresco evenings, while two useful outbuildings provide excellent storage or workshop space.

Outbuilding 1 (16' 0" x 11' 0" (4.88m x 3.35m)) to one side.

Outbuilding 2 approx. (13' 1" x 6' 2" (4m x 1.9m)) with mezzanine and velux window.

Scope for conversion with the necessary consent.

With ample driveway parking and a garden that truly feels like an extension of the home, this outdoor space blends charm, versatility, and everyday convenience.









# Key Facts for Buyers

**TENURE** - Freehold

**COUNCIL TAX BAND** - E

**EPC** - D

## **SERVICES**

The property has mains electricity, gas, water and drainage. The property has gas fired central heating with gas wood burner style fire.

## **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 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.

## **AGENT'S NOTES – DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024 (DMCC ACT)**

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. 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.

## **GENERAL INFORMATION REGARDING SALES PARTICULARS**

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.

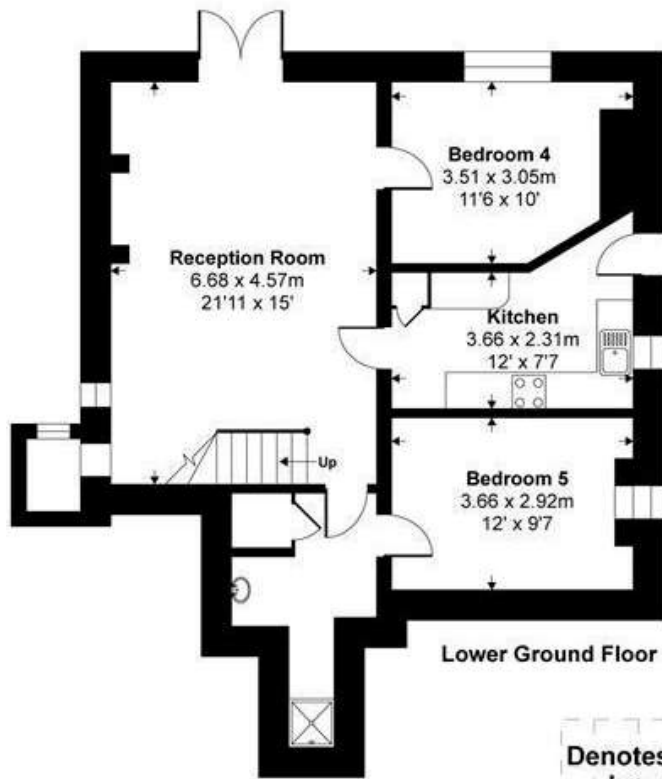
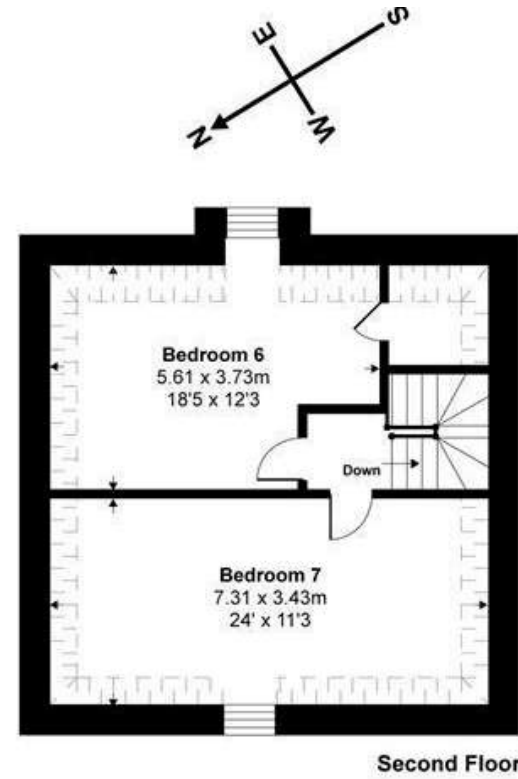
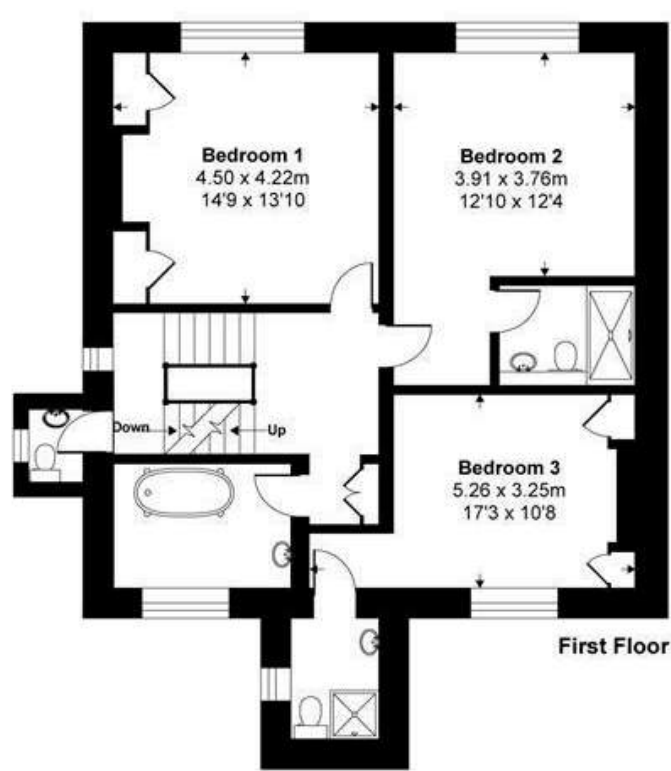
Sawdye & Harris has not tested any services, systems, or appliances, and no guarantee can be given regarding their condition or working order.

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.





# Floorplans



Denotes restricted head height



# About... Princetown

Set high on the wild and beautiful moorland, Princetown is one of Dartmoor's most iconic and historic villages. Surrounded by dramatic landscapes, open skies and endless walking trails, it offers a truly unique lifestyle for those who love nature, space and adventure. Despite its peaceful setting, Princetown has a strong community spirit and a range of local amenities including a primary school, post office, shops, pubs, and cafes. With easy access to Tavistock, Plymouth, and Exeter, it's a location that combines rural tranquillity with practical connectivity — a rare balance for modern family life.





# Live. Host. Earn. – A Lifestyle Property with Income Potential

The main residence on the ground and upper floors, can be occupied independently, while the lower ground level comprises 'The Garden Rooms' — a fully self-contained and well-established holiday let. Designed with privacy in mind, the accommodation offers guests their own dedicated entrance and facilities, making it an ideal turnkey business opportunity with a proven track record.

More information can be found here:

[The Garden Rooms](#)

TWO WORLDS IN ONE: RESIDENTIAL  
COMFORT AND BUSINESS OPPORTUNITY











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CELEBRATING 25 YEARS





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Tavistock Road | Princetown

📽 DISCOVER MORE 📽

To truly appreciate the scale, setting, and charm of Chaplains House, take a moment to view our exclusive drone video tour. From sweeping aerial views of Dartmoor to a closer look at the elegant architecture and gardens, this film captures the essence of what makes this home so special.

👉 Watch now: <https://youtu.be/j5qsWlcPJm8>





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