



1A THE SQUARE, MORETONHAMPSTEAD TQ13 8NF

1A THE SQUARE

MORETONHAMPSTEAD • DARTMOOR



A Characterful Dartmoor Home in the Heart of Moretonhampstead

This unique property, once a shop, has been imaginatively converted into a charming home that blends traditional character with modern comfort. Set in the bustling centre of Moretonhampstead, it offers an ideal base for exploring Dartmoor while enjoying the convenience of local amenities on the doorstep.

Behind the attractive frontage lies a surprisingly spacious interior arranged over three floors. Having been successfully let out as an AirBNB the property is now a lovely home. This property is being offered for sale by the Modern Method of Auction.

GUIDE PRICE : OIEO £180,000



**SAWDYE & HARRIS
THE DARTMOOR OFFICE**

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For Sale By Auction



AUCTIONEERS COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

★ KEY FEATURES ★

- Distinctive former shop conversion with attractive frontage
- Spacious kitchen/dining room filled with natural light
- Cosy sitting room with granite fireplace and wood-burning stove
- Two generous double bedrooms, one with exposed painted roof trusses
- Stylish bathroom with Japanese soaking tub and rain shower

A beautifully converted former shop in the heart of Moretonhampstead, this distinctive home blends charm, style and practicality. With bright and airy living spaces, cosy character features and two generous bedrooms, it offers the perfect mix of Dartmoor lifestyle and town-centre convenience — ideal as a main home, weekend retreat or holiday let.







At the front of the house, three large former shop windows flood the kitchen/dining room with light. This welcoming space features checkerboard tiled flooring, bespoke cabinetry with wood worksurfaces, brass fittings and integrated appliances — a sociable heart of the home, perfect for relaxed meals with family and friends. Steps lead down to a cosy sitting room, where a granite fireplace houses a wood-burning stove, creating a warm and inviting retreat for winter evenings. There is hidden storage, which is a really useful addition. A door off to one side leads to the rear hallway which leads out to a shared courtyard at the rear.





On the upper floors, two double bedrooms provide calm retreats. The principal bedroom has a sash window and feature granite chimney breast, while the second bedroom showcases painted roof trusses and Dartmoor character.

The bathroom has been beautifully designed with a Japanese soaking tub, walk-in rain shower, sleek black fittings and clever storage.





Key Facts for Buyers

TENURE

Freehold. The property sits within a conservation area.

PARKING

There is no parking with the property.

COUNCIL TAX - Band B

EPC - D

SERVICES

Mains water, electric and drainage are connected to the property. There is electric heaters and a woodburner to heat the property.

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](#)

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.

AUCTION

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. The Property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold auctions.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at The 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

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 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 we may 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 £30 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.

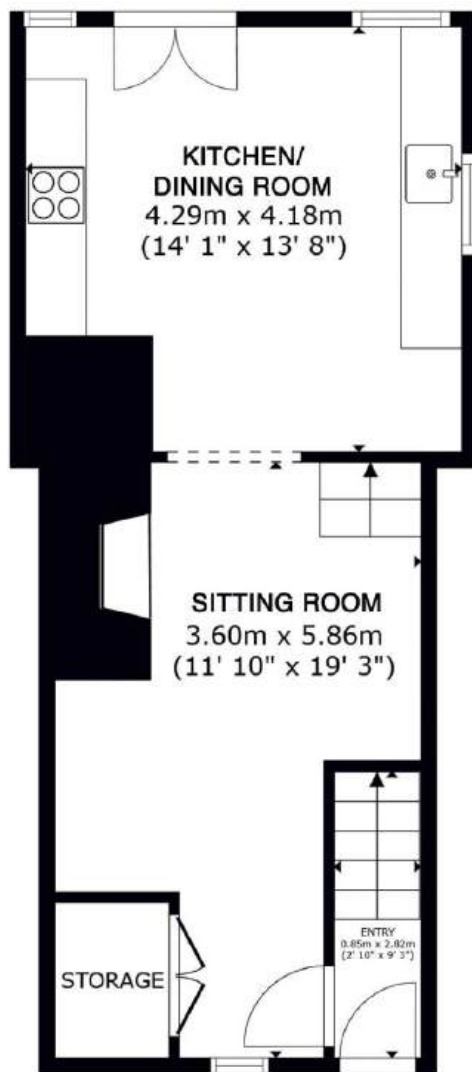
At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

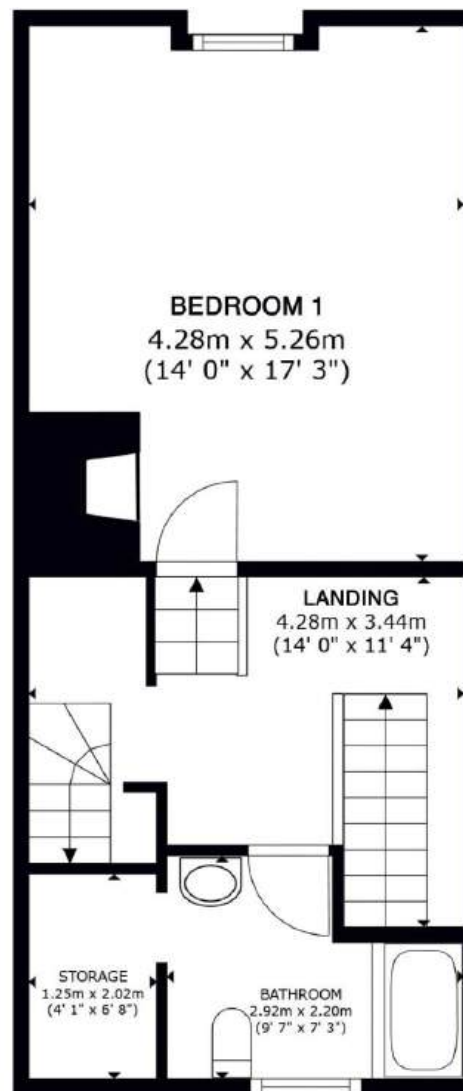
- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries,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

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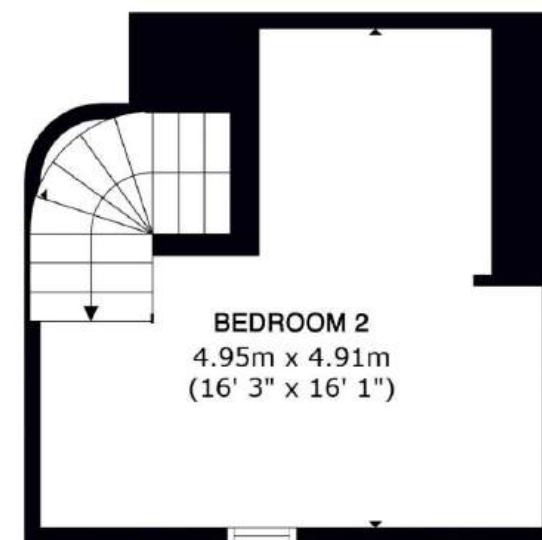
Floorplans



FLOOR 1



FLOOR 2

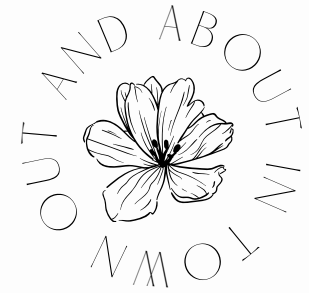


FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.

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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MORETONHAMPSTEAD • DEVON



SCAN ME
TO BOOK
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VIEWING

To view simply call: 01364 652652 |
Email: hello@sawdyeandharris.co.uk

