



The Moor's House







The Moor's House

South Zeal, Okehampton, Devon, EX20 2PD

A superb period multigenerational home with annexe and 2 residential apartments, currently home and income, set in 2 acres within the Dartmoor National Park.

- 4 bedroom period house (B & B / self-catering use)
- 2 self-contained residential apartments
- Okehampton and its train station 5 miles
- In all 2 acres
- 3 bedroom Annexe (owner's accommodation)
- Multigenerational/home and income opportunity
- Moorland edge location
- Freehold

£1,200,000

Stags Okehampton

11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN
01837 659420 | okehampton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS
020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

Introduction

An attractive period home with income opportunities and multigenerational family living, set just inside the Dartmoor National Park and having direct moorland access. Extending to just over 2 acres, the property provides wonderful open space, with views and potential for a small holding, pony paddock and extended garden.

Currently used as a family home with income, the main home has planning as B & B / self-catering, but is under application to change to full residential use. The adjoining 3 bedroom annexe could provide owners accommodation for the business if fully let, or to provide for extended family. The 2 residential apartments have residential consent and have been used for shorthold letting in the recent years, but do have the flexibility of use for the next owners.

A range of outbuildings in the garden provide for hobbies, storage, as well as great recreation and entertaining space.

Situation

The Moor's House occupies an elevated location on the edge of the sought after village of South Zeal, which is an attractive rural community within the boundaries of the Dartmoor National Park. The village amenities include two well patronised public houses and an excellent primary school. There are regular bus services, to and from Exeter, and the A30 is easily accessible at nearby Whiddon Down, approx. 3 miles. The town of Okehampton, 4.5 miles, offers an excellent range of amenities: three supermarkets, including a Waitrose and various nationally and locally owned shops and businesses. There is a modern community hospital and a state-of-the-art leisure centre in the attractive setting of Simmons Park. The town has schooling from primary to sixth form level with various sports and leisure facilities. There is also a train station connecting to Exeter and the wider train line networks. The Dartmoor National Park is famed for its hundreds of square miles of unspoilt scenery with many opportunities for riding, walking and outdoor pursuits. From The Moor's House, an adjoining lane leads directly onto the moor.

The Moor's House

With extensive characterful rooms the main house provides a range of spacious accommodation. The house is of mixed construction with a part thatched and slate roof.

The ground floor features 3 comfortable reception rooms currently used as a dining area and 2 lounges, a fitted kitchen/breakfast room, utility, boot room and wc. While on the first floor are 4 bedrooms and 4 ensuite bathrooms.

The Annexe

The annexe is joined to the main house and has accommodation over 2 floors, this in brief comprises of a sitting room, utility with wc and a large kitchen/dining/living room on the ground floor. On the first floor are 3 bedrooms and a family bathroom.

The Residential Apartments

These consist of a 2 storey detached former barn providing 2 self-contained apartments on the ground and first floor. Both provide 2 bedrooms, bathroom and kitchen/dining/living room, with the flexibility of using one of the bedrooms as a living room if preferred.





Outside

The property is approached from the road via a driveway which sweeps up to a large parking/turning area for several vehicles, providing parking for the main house, annexe and the two flats. Adjoining the front of the house is a lawned garden area, bordered by mature trees. Across the driveway from the main house is a further large garden/paddock area, with its own five bar gate access from the side lane.

At the top of the garden is a timber stable with a shelter area attached for machinery etc. a chicken run and large level area. A studio can be a garden room, entertainment space, music room, gym etc. Added to this a double garage with two up and over doors opens into the paddock, ideal for ride on machinery etc. Another double garage is currently used as a workshop / storage area.

The gardens and grounds enjoy a fine open aspect across surrounding countryside and beyond towards the hills of Exmoor.

There is planning consent for the construction of a detached four bedroom house, subject to a holiday letting restriction within the garden also offering further potential. The gardens and grounds total approximately 2 acres.

Services

Mains electric, mains water (metred) and private septic tank drainage.

Heating is oil central heating in The Moor's House and Annexe whilst the apartments use LPG central heating.

Broadband, fibre to premises currently 200mbs.

Mobile coverage available with EE, O2, Three and Vodafone (Ofcom).

Outgoings

Council tax band: Annexe A, Lower Barn A, Upper Barn A.

Business rateable value for The Moor's House £3750

Local Authority

West Devon District council

www.westdevon.gov.uk

www.dartmoor.gov.uk

Directions

From Exeter, take the A30 towards Okehampton. At the Merrymeet junction, fork left as if for Chagford and services. Proceed into the village of Whiddon Down and continue out of the village and at the roundabout continue straight ahead. Stay on this road until you see a turning on the right signposted to South Zeal and beyond this is a lay by on the left hand side. Turn onto the lay by and the entrance to The Moor's House will be found a short distance on the left hand side.

Viewings

Strictly by appointment through Stags Holiday Complex department on 01392 680058.

Disclaimer

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Approximate Area = 5074 sq ft / 471.4 sq m
 Outbuilding(s) = 1216 sq ft / 112.9 sq m
 Total = 6290 sq ft / 584.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1129201



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



