

Sweeton Manor

Ponsworthy, Devon





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A Grade II listed house in a private and peaceful valley in the heart of Dartmoor National Park with views over the moor.

Widcombe-in-the-Moor 2.4 miles, Bovey Tracey 10 miles, Exeter 27 miles (London Paddington 2 hours 3 minutes)
(All distances and time are approximate)

Sweetton Manor

Entrance Hall | Open plan kitchen and sitting room | Living room / library | Downstairs cloakroom / WC
Secondary kitchen / reception room | Sitting room | Utility | Annexe bedroom and bathroom with independent access | Additional ground floor bedroom / home office / sitting room with dressing room and bathroom off
Principal bedroom with dressing room and en suite bathroom | Two bedrooms with en suite bathrooms
Two further bedrooms | Shower room

The Studio

First floor open plan studio / home office | Sitting room | Store room | Cloakroom / WC

Outside

Thatched barn | Former cider house | Biomass boiler barn | Indoor heated swimming pool and steam room
Greenhouse | Potting shed | Kitchen garden | Gardens and grounds

In all about 2.59 acres

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Situation

Sweeton Manor is located in the heart of Dartmoor National Park, an area that is renowned for its spectacular scenery with granite tors, heather clad moorland and wooded valleys, bisected by rushing streams and rivers. There are many opportunities locally for walking, riding and fishing and close by is the stunning River Dart valley flowing off the moor, via Totnes, to the Dart Estuary and the sea at Dartmouth. The south coast is about 20 miles away where there are excellent facilities for sailing and numerous beaches and coastal walks.

The beautiful village of Widecombe-in-the-Moor is just over 2 miles away, where there are shops, pubs, a church and a primary school. About 10 miles to the east is the moorland town of Bovey Tracey where there is a more comprehensive selection of local amenities. Exeter is about 27 miles away and provides a full range of shopping and cultural facilities as well as a selection of well-regarded independent schools including The Maynard and Exeter School. Other independent schools in the area include Mount Kelly at Tavistock and Stover near Newton Abbot.

Communication links in the area are excellent, with the A38 dual carriageway linking Dartmoor National Park to Plymouth and Exeter. From Exeter there is access to the M5 motorway and a mainline railway station with a regular service to London Paddington taking from 2 hours 3 minutes. Exeter Airport is about 30 miles away and offers a range of domestic and international flights.

Sweeton Manor

Sweeton Manor sits in a private and peaceful position in a delightful valley in the heart of Dartmoor National Park. The house is Grade II listed and the original part of the house is a classic Devon longhouse believed to date from the 16th or 17th centuries. There is a very pretty 18th century addition on the northern end of the house with Georgian sash windows under a thatched roof.



The house is built in an L shape and is currently divided into two dwellings with a connecting door, allowing for it to be easily reverted back into one house if required. The entrance is off the delightful stone terrace set above the garden with views towards the moor. The proportions of the house are impressive, with a magnificent open plan kitchen and sitting room extending almost the entire length of the house. The kitchen features an oil fired AGA with electric extension and two dishwashers and has direct access to the front terrace. The sitting area has a wood burner and leads to a living room / library which also has access to the front terrace. A beautiful oak staircase leads to the first floor where the long corridor with recessed windows leads to two bedrooms.



The principal bedroom is particularly special, with exposed timbers and an en suite bathroom. The second bedroom is an impressive size, known as the long bedroom and also has an en suite bathroom.

The northern end of the house features an 18th century addition within which are a series of rooms with an abundance of character. A ground floor bedroom or home

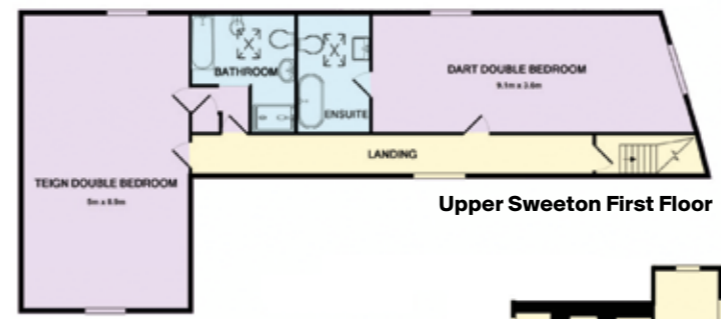
office sits immediately off the entrance hall, beyond which is a dressing room linked to the en suite bathroom via a glass link with views over the garden. The kitchen forms the heart of the home with a dining area and built in bench as well as an electric AGA and recessed oven. Beyond this is the sitting room with a magnificent open fireplace with granite surround and from here the annexe bedroom

can be accessed, which also has its own entrance from the delightful cottage garden. This bedroom has its own bathroom at the bottom of the charming staircase leading to the bedroom, ideal for guests. On the first floor are three bedrooms and a separate shower room, the principal bedroom being particularly impressive with a large dressing room and en suite bathroom.





Upper Sweeton Ground Floor

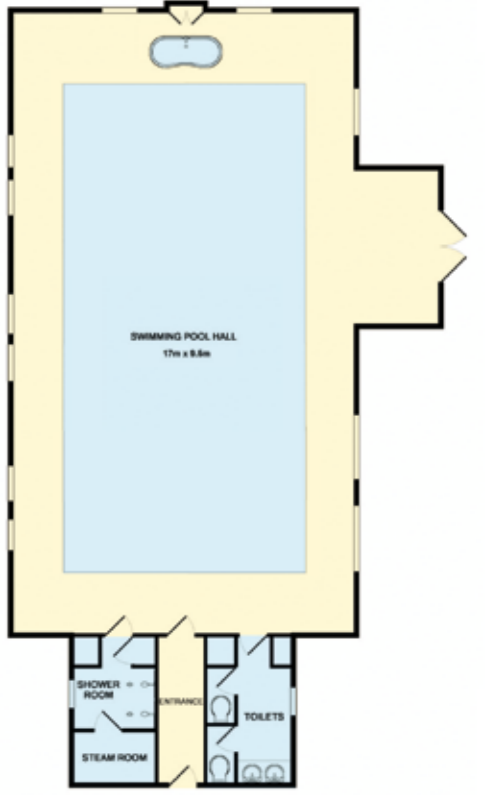


Upper Sweeton First Floor



Studio Ground Floor

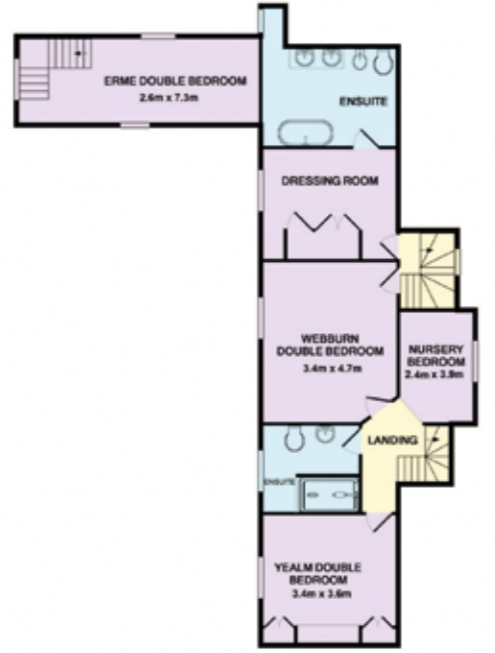
Studio First Floor



Swimming Pool



Lower Sweeton Ground Floor



Lower Sweeton First Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

Gardens, grounds and outbuildings

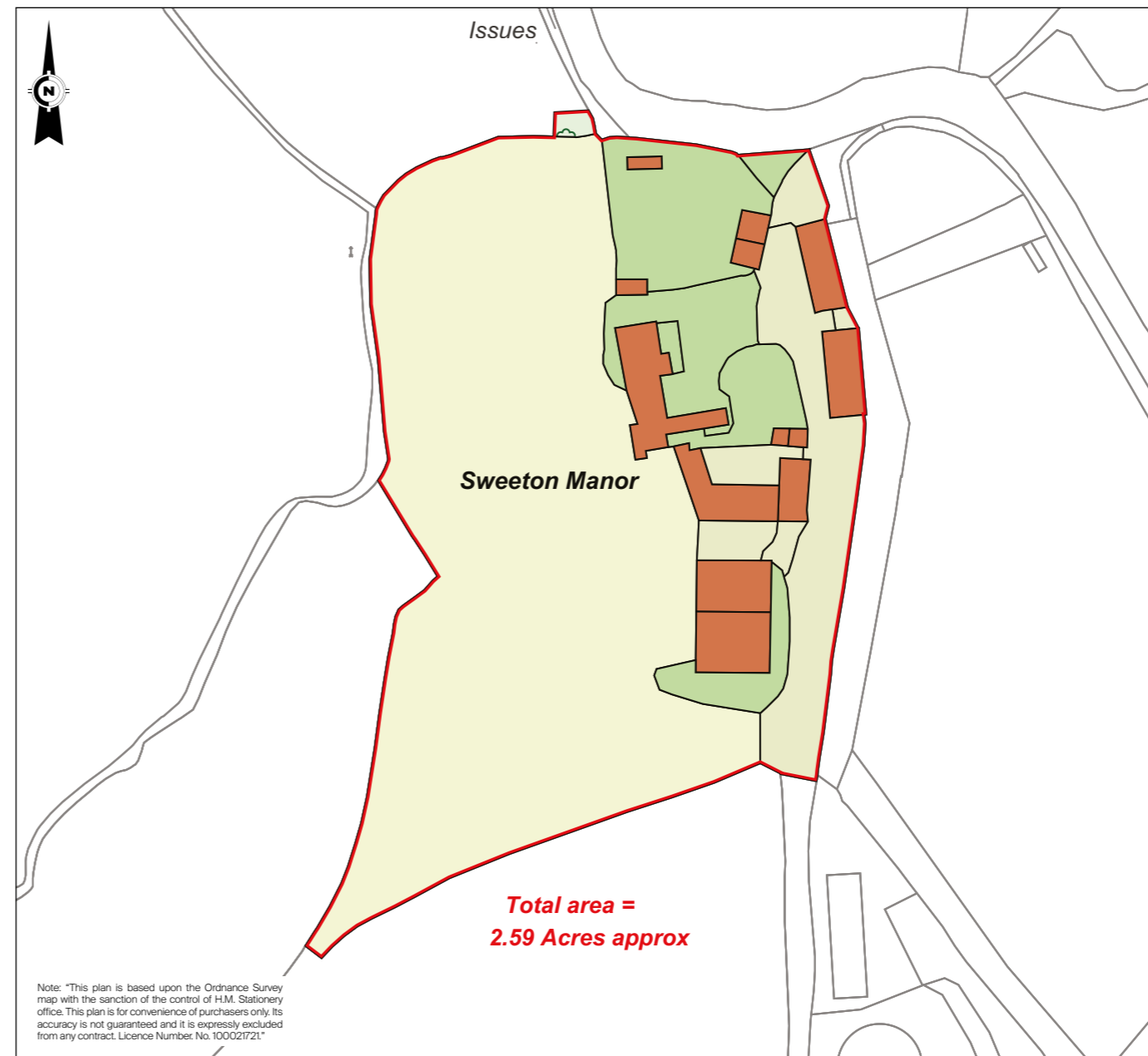
Sweeton Manor is surrounded by a courtyard of beautiful well-preserved outbuildings, creating a wonderful first impression on arrival. The cobbled drive is in keeping with the character of the rest of the property. The outbuildings convey an abundance of old fashioned charm and have been cleverly utilised to ensure Sweeton Manor has all the comforts of a modern family home.

The first building is the Studio, Grade II listed in its own right and with a large first floor that has been converted into a studio / home office, ideal for those running a business or working from home. On the ground floor is a further cloakroom / WC, store room and sitting room.

Opposite the Studio is a stunning thatched barn that flanks the kitchen garden to the rear and contains a games room and storage area. Continuing up the cobbled drive, an additional barn, that is also Grade II listed, houses the bio mass boiler that provides heating and hot water for the entire property, a large laundry room and upstairs dry heated store room.

Behind the house is an additional wooden clad building that contains the indoor heated swimming pool, beautifully designed within a green oak frame. There are two showers, a steam room and a changing room with WC. There is a spa bath not currently in use, at the far end of the swimming pool.

The gardens surrounding Sweeton Manor complement the house and buildings perfectly. To the front of the house is a very pretty area of lawn interspersed with granite rubble garden walls. Behind the thatched barn is an established and productive kitchen garden with raised beds, a potting shed and greenhouse. To the rear of the house is a large area of lawn, protected from the elements thanks to an abundance of mature trees and hedges.



Services

Mains electricity, private water supply via bore hole. Private drainage via septic tank. Bio mass boiler for heating and hot water. Back up oil boiler.

Local Authority

Teignbridge District Council: www.teignbridge.gov.uk

Directions (TQ13 7PH)

From Exeter proceed south on the A38 towards Plymouth, exiting towards Ashburton at the Peartree junction. At the end of the slipway turn right onto the B3352 signed to Ashburton and Princetown. After about 3 miles, cross the River Dart passing Newbridge carpark on the left hand side and then bear left continuing on Newbridge Hill. After about 1.25 miles turn right signed to Leusdon, Ponsworthy and Widecombe-in-the-Moor. Drive through Leusdon passing the village hall on the left hand side and continue for another half a mile. The entrance to the drive for Sweeton Manor is on the left hand side just before entering the village of Ponsworthy.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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