



An elegant country house and separate cottage, set in established grounds of about 31 acres in the heart of Dartmoor National Park.

Summary of accommodation

Ground floor: Reception hall | Drawing room | Dining room | Sitting room | Kitchen / breakfast room | Larder | Utility | Kitchen utility Boot room | Boiler room | Cellar | Integral garage

First floor: Principal bedroom with dressing room and en suite bathroom | Five further bedrooms | Two bathrooms | Cloakroom

Second floor: Five attic rooms | Bathroom

Little Mardon: Entrance hall | Sitting room | Dining room | Kitchen | Utility | Three bedrooms | Bathroom

Outbuildings: Log store | Double garage | Stables | Tack room | Storage barns | Lean-to

Gardens and grounds: Productive vegetable garden | Formal lawns | Tennis court | Agricultural land

In all about 31 acres

Distances

Moretonhampstead 0.3 miles, Chagford 4.7 miles, Exeter 14.5 miles (London Paddington from 2 hours 3 minutes), Exeter Airport 24 miles (All distances and times are approximate)



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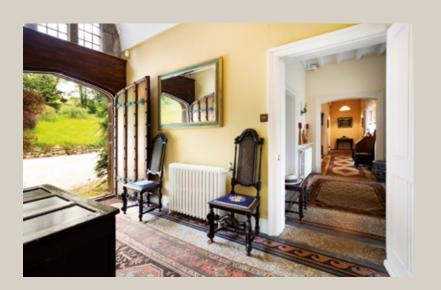
Situation

Mardon is nestled in a peaceful valley at the end of a long private drive on the edge of the picturesque village of Moretonhampstead which can be reached on foot thanks to the foot path leading from the grounds of Mardon into the village. The property is in a secluded position, whilst being part of this active local community.

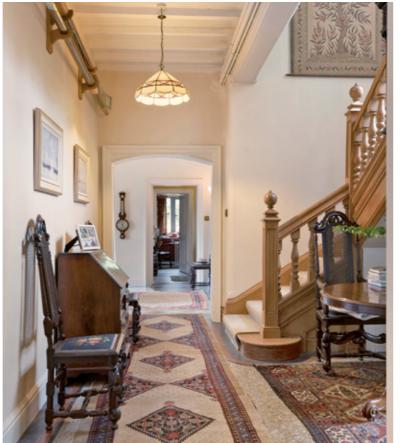
There is a range of local amenities to cater for everyday needs. Within its winding streets, there is an array of charming cottages, moorland shops, and cafes.

The popular and sought-after town of Chagford is just under five miles from Mardon and has previously been voted as one of the best rural places to live in Britain by The Sunday Times.

Dartmoor National Park is breathtakingly beautiful with stunning unspoilt countryside that offers a wealth of outdoor activities and natural scenery. As one of the UK's largest national parks, Dartmoor is home to an abundance of wildlife, including wild ponies and rare bird species, as well as an array of picturesque villages and historic landmarks.











There are plenty of opportunities for outdoor activities, with hiking, mountain biking, horse riding, fishing, and camping all popular pursuits. The park is also famous for its tors, which offer spectacular views over the surrounding countryside.

Mardon

Mardon is a remarkable Edwardian family home with elegant proportions and original features. Built in 1902 by Lord Hambledon, son of W.H. Smith, this distinguished country residence is nestled within stunning gardens and grounds with far reaching views from its private and peaceful position.

First impressions are superb and Mardon retains much of its original character, showcasing the finest craftsmanship within a practical and manageable layout. Stepping through the front door, a central reception hall leads into the heart of the home. The spacious reception rooms, bathed in an abundance of natural light, offer a perfect setting for entertaining guests or simply enjoying the surroundings. With high ceilings and large windows framing the views, each room has a superb outlook over the beautiful gardens and grounds to the south of the house.







Approximate Gross Internal Floor Area 752.8 sq m (8103 sq ft)

Bedroom Bathroom

Circulation

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. 2nd Floor 94.8 sq.m. (1021 sq.ft.) approx. Ground Floor 285.7 sq.m. (3075 sq.ft.) approx Sitting Room 6.93m x 5.80m 22'9" x 19'0" Bedroom 4.60m x 4.00m 15'1" x 13'2" Log Store 5.00m x 3.55m 16'5" x 11'8" Drawing Room 7.05m x 5.97m 23'2" x 19'7" 5.88m x 3.12m Bedroom 4.60m x 4.00m 19'3" x 10'3" Dining Room 5.88m x 4.17m 19'3" x 13'8" Cellar 33.5 sq.m. (361 sq.ft.) approx. Stables 84.9 aq.m. (914 aq.ft.) approx. 1st Floor 202.8 sq.m. (2183 sq.ft.) approx. Stables 8.46m x 5.20m 27'9" x 17'1" Garage 5.55m x 5.05m 18'3" x 16'7" 51.0 sq.m. (549 sq.ft.) approx. 5.87m x 4.17m 19'3" x 13'8" Reception/Kitchen .60m x 4.60m 15'1" x 15'1" Utility/Storage/Outbuildings

The ground floor combines elegance with practicality, with the back part of the house containing the kitchen, laundry, and working areas. Here, you'll find a balance of modern amenities and the timeless charm of the home's original features.

Ascending to the first floor, a generous landing area leads to six well-appointed bedrooms, thoughtfully positioned to provide a delightful southerly view onto the meticulously manicured gardens. The principal bedroom is of particular note, with a dressing room and en suite bathroom. The second floor reveals a further four bedrooms, offering versatility and ample space for family, guests, or perhaps a home office or hobby room.

The second floor offers versatility with attic rooms and a bathroom.

Little Mardon

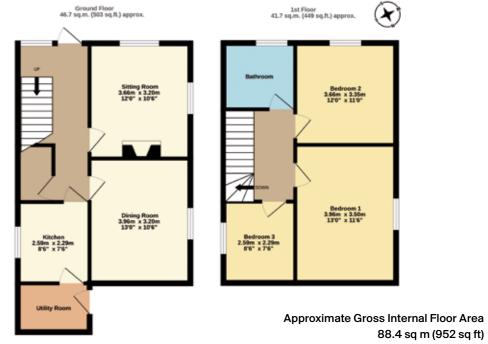
Complementing the main house, is this charming three bedroom cottage, complete with two reception rooms and a well-equipped kitchen. This additional residence, situated on a separate title, presents an opportunity for separate living space for extended family or staff or for letting income. Little Mardon is currently let on an assured shorthold tenancy.

Gardens, grounds and outbuildings

Immediately surrounding the house are the formal gardens, which have been thoughtfully designed, providing the ideal setting for outdoor enjoyment and utmost privacy. From the charming view over to the nearby church tower in Moretonhampstead to the productive vegetable garden nestled beside the long private drive, there are numerous areas to explore. Beyond the vegetable garden is the tennis court neatly positioned at one end of the grounds.

As you stroll beyond the formal gardens and lawn area, a pathway leads to the outbuildings, including storage barns and stabling, providing ample space for hobbies or storage needs. An arboretum and orchard have been planted, further adding to the tranquillity of the grounds. The gardens offer an idyllic and peaceful area in which to enjoy the surroundings, and integral to the property is the additional grazing land, which stretches to the south of the house.













Mardon benefits from its convenient location, with a public footpath that crosses the land, offering access on foot to the charming village of Moretonhampstead.

Services

Oil fired central heating
Mains electricity
Mains water and mains drainage

Property information

Tenure: Freehold

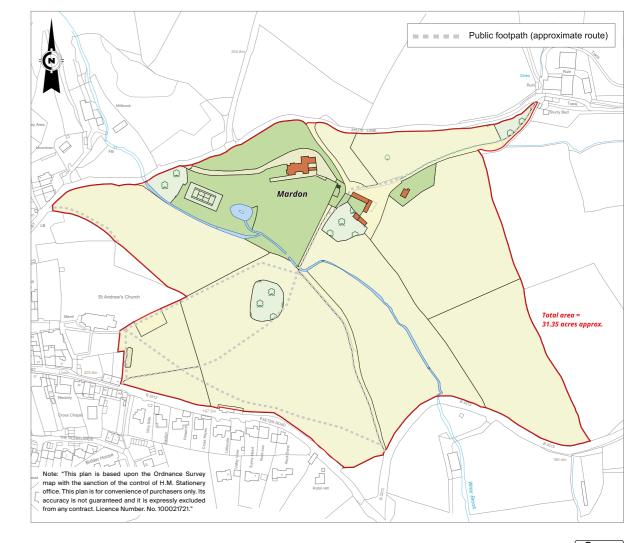
Local Authority: Teignbridge District Council
Dartmoor National Park Authority

Council Tax: Mardon: Band H

Little Mardon: Band D

EPC Rating: Mardon: G

Little Mardon: D





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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Particulars dated April 2024. Photographs and videos dated June 2023.

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