



MELDON HOUSE

Chagford, Devon



A FINE VICTORIAN HOUSE WITH STUNNING VIEWS TO THE MOOR, TOGETHER WITH TWO SEPARATE COTTAGES, BEAUTIFULLY MAINTAINED GARDENS WITH SWEEPING LAWNS AND PADDOCKS

Set within an idyllically peaceful and private Dartmoor National Park setting, yet conveniently within walking distance of the highly desirable stannary town of Chagford.

Summary of accommodation

Ground Floor: Reception hall | Drawing room ; Dining room | Kitchen/breakfast/sitting room | Utility room | Cloakroom | Cellars

First Floor: Principal, secondary and guest bedroom/bathroom suites | Two further bedrooms and bathroom

Meldon Bothy: Kitchen/breakfast room | Sitting room | Bedroom/bathroom suite

Meldon Barn: Kitchen/breakfast room | Sitting room | Two bedrooms | Bathroom

Outside: Garage | Extensive landscaped gardens with orchard, kitchen garden and woodland | Pasture paddocks

In all about 4.38 acres

Distances: Chagford Market Square 0.7 miles, A30 5 miles, Okehampton 14 miles, Exeter 21 miles
(All distances are approximate)

Guide price: £1,450,000

SITUATION

Situated half a mile outside the stannary town of Chagford, this picturesque and historic setting lies on the north-east edge of Dartmoor National Park, nestled among the foothills of the high moor above the scenic River Teign valley. The area is overlooked by the National Trust-owned Castle Drogo and is surrounded by nearby beauty spots including Fingle Bridge.

Centred around its attractive market square, the town is renowned for its fine old granite buildings, including the beautiful St Michael the Archangel Church, along with an excellent selection of independent boutiques, artisan cafés, delicatessens, galleries, and traditional local shops that give the town its distinctive character and strong sense of community.

There are a good range of facilities, including primary and Montessori schools, doctors' and dentists' surgeries, vet, library and pharmacy as well as a selection of excellent pubs, restaurants, cafés and open-air swimming pool. Shops include butcher, baker, delicatessen and greengrocer. Nearby is the renowned five-star Gidleigh Park Hotel.

There is an active local community with sports clubs including cricket, football, tennis and bowling and there is the annual Chagford Agricultural Show, weekly farmers' market, Two Moors classical music festival and film festival. There is golf at Bovey Castle.

The nearby town of Okehampton has supermarkets including a Waitrose store, leisure centre and secondary school and there are private schools at Stover, near Newton Abbot, Mount Kelly at Tavistock and Exeter School and Maynard School for girls in Exeter. The university and cathedral city of Exeter has a comprehensive selection of cultural, leisure, shopping and sporting facilities.

Dartmoor is renowned for its spectacular scenery with its heather-clad moorland, granite tors and wooded valleys bisected by rushing streams and rivers and there are many opportunities on the doorstep for walking, cycling, fishing, and riding.





Within easy reach is the A30 dual carriageway, leading west into Cornwall or east to Exeter, where there is access on to the M5 motorway, station with mainline connections to London (Paddington and Waterloo) and an airport.

THE PROPERTY

A rare opportunity to acquire this impressive property, which has remained in the same family for over 30 years. Meldon House is situated less than a mile south of the centre of the town of Chagford, within the beautiful countryside of Dartmoor National Park, nestled between the open moorland of Meldon Common and Nattadon Common.



The house is an elegant example of classic Victorian style and design, showcasing refined well proportioned rooms with high ceilings and bay windows, and a distinctive turret that adds to its architectural charm. Rich in character, the property retains an abundance of original period features, including ornate cornicing, intricate ceiling mouldings, and attractive fireplaces, all of which enhance its timeless appeal. Combining grandeur with warmth and practicality, the house provides exceptionally spacious and versatile family accommodation.

From the peaceful country lane, a wrought-iron gate opens onto a wide gravel driveway leading to the front door. Inside, the reception hall features patterned tiled flooring, while panelled doors lead into a spacious drawing room with a bay window, turret seating area, fitted window seats, custom bookcases and cupboards, and a fireplace with a marble mantel.

The dining room also includes a marble-surround fireplace. The spacious kitchen/breakfast/sitting room has a fitted kitchen with AGA and doors to the cloakroom, utility room and walk-in larder. There are stairs leading down to spacious cellars.

From the hall the turned staircase rises to the landing with panelled doors into the rooms. The principal suite has large bedroom with fireplace with marble surround, fitted wardrobe cupboards and benefitting from a bay window with stunning views over the surrounding Dartmoor countryside to the moor.

The secondary suite enjoys the same spectacular views and incorporates the turret area with bathroom and a 'bath with a view'. There is a further guest suite and two more bedrooms and bathroom.



Approximate Gross Internal Area = 403.4 sq m (4342.4 sq ft)
Garages: 15.2 sq m (164.1 sq ft)
Store: 17.7 sq m (190.6 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Meldon Bothy



Meldon Bothy



Meldon Bothy



Meldon Bothy

Adjoined to the house is 'Meldon Bothy', which has its own rear access driveway leading to parking and a garage. Further east of the main house is the detached 'Meldon Barn', a recently refurbished granite stone two-bedroom property with a separate entrance through double gates into an attractive courtyard.



Meldon Barn

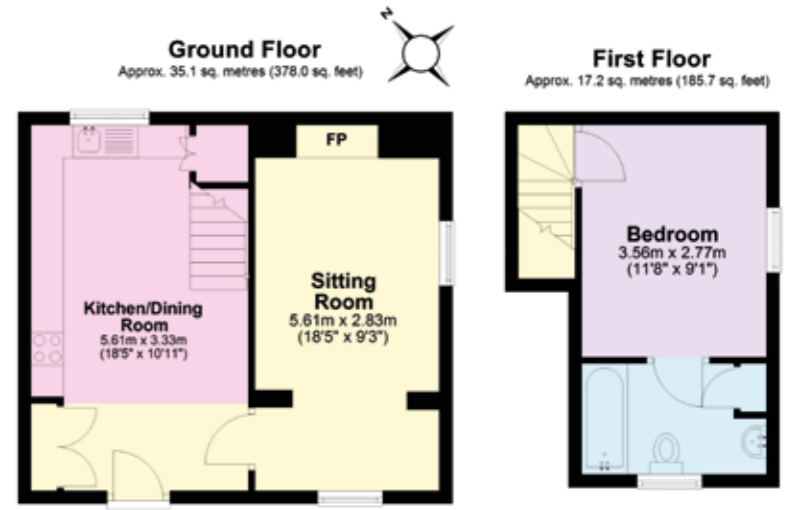


Meldon Barn



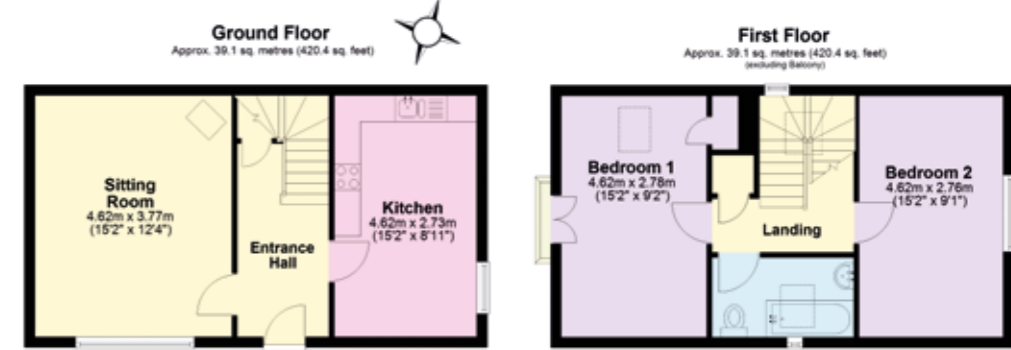
Meldon Barn

Meldon Bothy



Approximate Gross Internal Area
52.4 sq m (563.7 sq ft)

Meldon Barn



Approximate Gross Internal Area
78.1 sq m (840.8 sq ft)

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On the west side of the house are paved terraces benefitting from the gorgeous views to the moor, and, around the house, are extensive, mature, landscaped, lawned gardens fringed by beech hedging, ornamental shrubs, an area of natural woodland and with direct access out to Nattadon Common. There is an orchard with apple trees and a greenhouse and an enclosed kitchen garden with further greenhouse.

Adjacent to the gardens are three gently sloping pasture paddocks, bisected by a small brook, and from the top of which are fabulous views to the moor, the cricket pitch and Chagford.



PROPERTY INFORMATION

Tenure: Freehold

Services: Mains gas and electricity. Private water and drainage.

Local Authority: West Devon Borough Council: 01822 813600

EPC: Meldon House D

Meldon Bothy F

Meldon Barn F

Council Tax: Meldon House – Band G

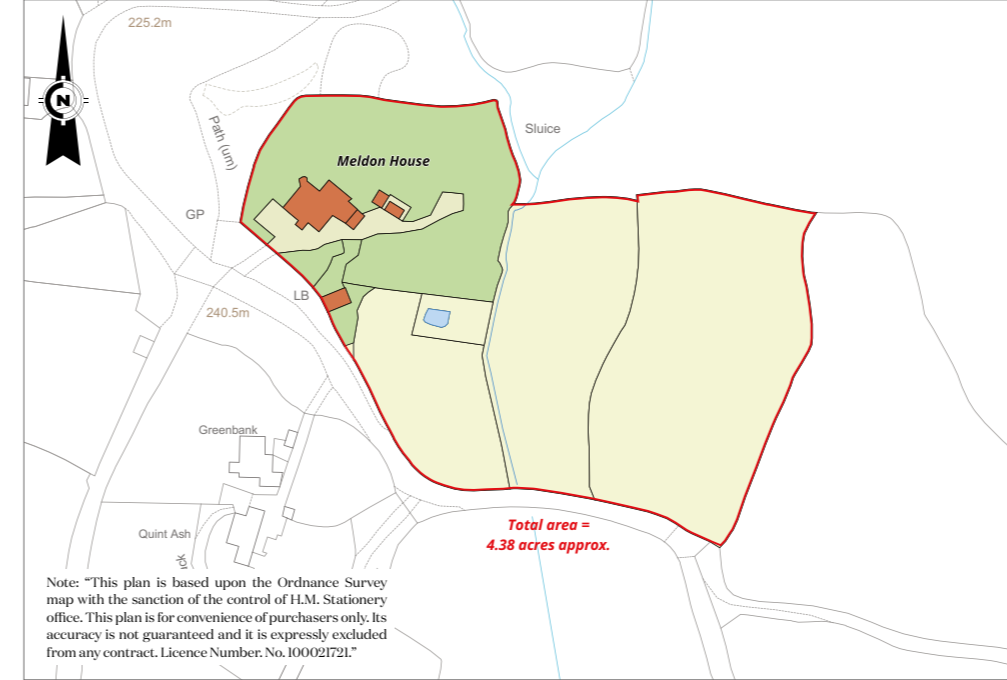
Meldon Bothy – Band B

Meldon Barn – Band C

Directions: TQ13 8EJ

From the A382 running between the A30 and Bovey Tracey head southwest on the B3026 for 1.5 miles to Chagford. Approach the centre of the town along Lower Street then Southcombe Street. At the T-junction in the market place turn left onto High Street. After about 100 yards turn right onto New Street. Continue for just over three quarters of a mile up the hill and the gateway entrance to the property will be found on the left just after a sharp bend.

What3words: ///inert.assist.work



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