



Green Acres

SAWDYE & HARRIS
CELEBRATING 175 YEARS

MERRIVALE, GREENACRES, CHAGFORD



MERRIVALE

GREENACRES, CHAGFORD TQ13 8AS

Set within an elegant period building on the edge of Chagford, Merrivale is a beautifully presented top-floor apartment enjoying far-reaching views across the surrounding Dartmoor countryside and communal gardens.

Accessed via a grand pillared entrance with lift service to all floors, the apartment combines classic proportions with contemporary comfort, offering light-filled accommodation, generous room sizes and a peaceful elevated position above the village.

Whether you are seeking a main residence, a refined Dartmoor retreat or a low-maintenance home within walking distance of a thriving market town, Merrivale offers a rare blend of convenience, character and outlook.

Guide Price £265,000



SAWDYE & HARRIS
THE DARTMOOR OFFICE

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✨ Top floor apartment within an impressive period building

🛏 Two double bedrooms with en-suite to principal bedroom

🛁 Separate modern family bathroom

🍴 Contemporary fitted kitchen with integrated appliances

🔥 Spacious living / dining room with electric flame fireplace

🌄 Fabulous views across gardens and Dartmoor countryside

🚶 Lift service to all floors

🌿 Well-maintained communal gardens

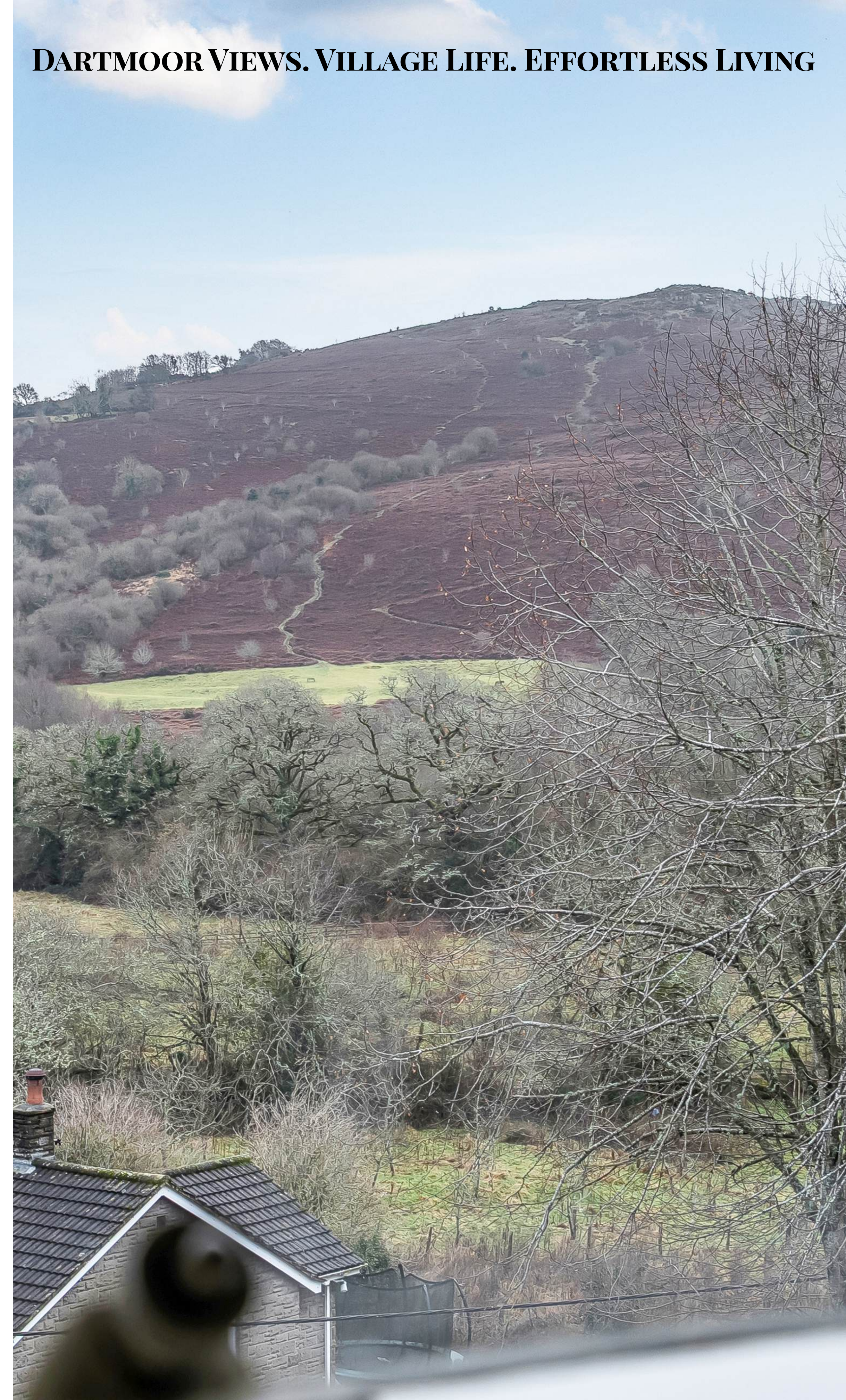
🚶 Short walk to Chagford town centre

🚗 Dedicated parking space as well as visitor parking

🐾 Communal utility room with laundry facilities, deep boot and dog-washing sink and space for coats and outdoor wear

Merrivale is a beautifully presented home offering a rare opportunity to enjoy refined apartment living within one of Dartmoor's most desirable market towns. Set within an elegant period building and enjoying elevated countryside views, the property combines generous proportions, modern comfort and a peaceful setting, all within a short walk of Chagford's vibrant centre. Offered to the market with no onward chain, the apartment is ready for immediate occupation, making it an ideal choice for those seeking a smooth and straightforward move, whether as a main residence, a Dartmoor retreat or a low-maintenance downsize.

DARTMOOR VIEWS. VILLAGE LIFE. EFFORTLESS LIVING









Accessed via the communal lobby and lift, the apartment is entered through a private front door into a welcoming entrance hall with useful built-in storage and video entry system, immediately setting the tone for the generous proportions found throughout the home. From here, the accommodation opens into the main living and dining room — a beautifully light and airy space positioned to the rear of the building to take full advantage of its elevated outlook. Tall sash windows frame far-reaching views across the communal gardens and rolling Dartmoor countryside beyond, creating a constantly changing natural backdrop to everyday living.

A contemporary electric fireplace provides an attractive focal point, while the room's excellent proportions allow ample space for both relaxed seating and a dining area, making it ideal for entertaining or simply unwinding and enjoying the peaceful setting. An open connection leads through to the kitchen, enhancing the sense of flow and practicality for modern living.





The kitchen is fitted with a modern range of base and wall units with complementary work surfaces and tiled splashbacks, creating a clean and practical space for everyday living. Integrated appliances include an oven, hob with extractor, fridge/freezer, dishwasher and washer/dryer, while thoughtful storage solutions include a pull-out larder cupboard and under-unit lighting. A feature window with decorative side panels adds charm and natural light.







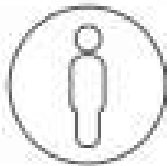
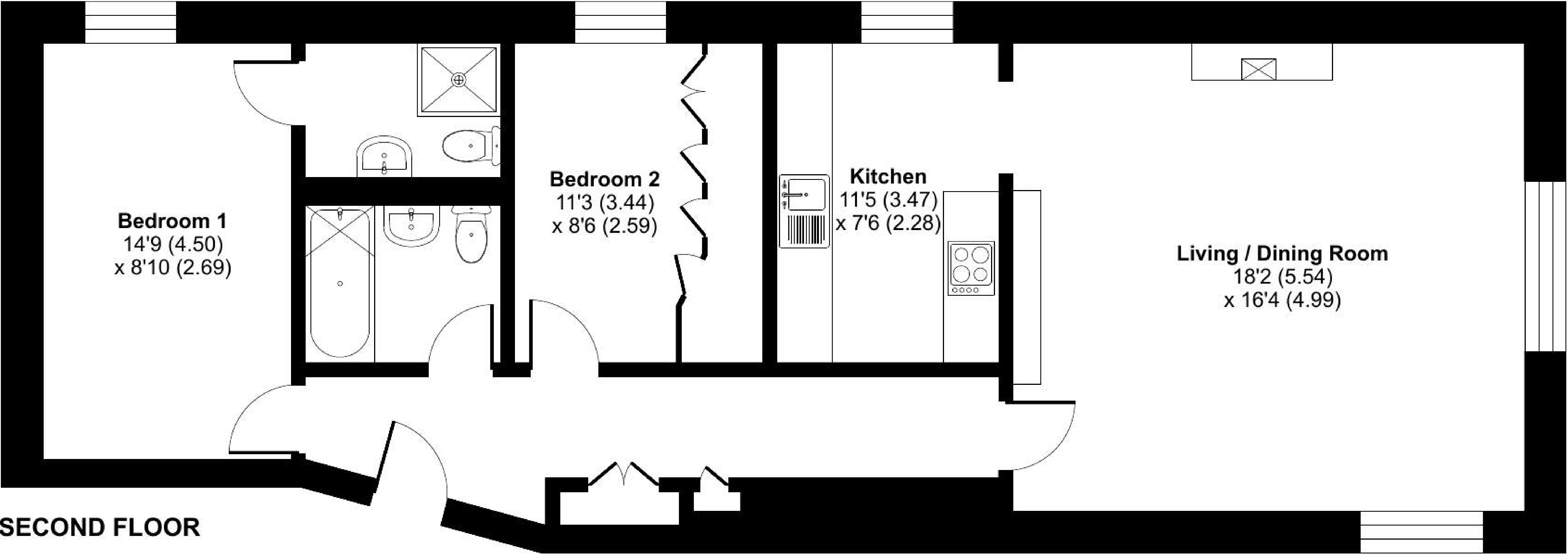
Positioned to the front of the building, the main bedroom is a generous double room with high ceilings and sash window. It is complemented by a modern en-suite shower room with fitted shower enclosure, WC and wash basin. The second bedroom is another comfortable double, cleverly fitted with bespoke wardrobes and a pull-down bed system, maximising flexibility as a guest room, home office or occasional workspace. In addition to the en-suite, the apartment benefits from a contemporary family bathroom fitted with a white suite comprising bath with shower over, WC and wash basin, finished with modern tiling and fittings.

To the rear and side of the property are attractively maintained communal gardens, mainly laid to lawn with established planting and seating areas — a peaceful spot to enjoy morning coffee or summer evenings while taking in the surrounding countryside. Resident and visitor parking is available, and the building is approached via an impressive private driveway with pillared entrance.

Greenacres, Manor Road, Chagford, Newton Abbot, TQ13

Approximate Area = 853 sq ft / 79.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1397391



Key Facts for Buyers

TENURE - Leasehold. Please note the current maintenance charges are £275 per month which include buildings insurance, general maintenance, gardening and lift servicing as well as a sinking fund for larger maintenance works..

Lease Start Date - 27/11/2002

Lease End Date - 01/07/3001

Lease Term - 999 years from 1 July 2002

Lease Term Remaining - 976 years

SERVICES

The property has all mains services connected. Heating for the property is by way of a recently installed gas fired central heating boiler.

COUNCIL TAX BAND - D

EPC - C

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.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Dartmoor Office - 01364 652652.

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.



★ TRANSACTION READY ★



This property is offered Transaction Ready with a HIPLA Digital Legal Pack prepared from day one.

What this means for you:

- ✓ Move faster – legal documents ready before you make an offer
- ✓ Greater confidence – key information available upfront
- ✓ Fewer delays – pre-prepared pack reduces conveyancing hold-ups
- ✓ Smoother process – your solicitor can start work immediately

What's included:

The pack includes official HM Land Registry documents, completed Property Information Forms, and essential legal documentation – all securely prepared and ready to share with your conveyancer.

THE RESULT?

A faster, smoother property purchase with fewer surprises and less waiting around.

Ask about viewing the Digital Legal Pack before making your offer.

Transaction Ready through HIPLA Digital Legal Pack



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 that we would 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 plus VAT 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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About... Chagford

Chagford is one of Dartmoor's most sought-after market towns, celebrated for its strong sense of community, independent shops, cafés, traditional pubs and vibrant cultural life.

The town offers an excellent range of everyday amenities including a primary school, swimming pool, tennis club, cricket pitch and medical facilities, while the surrounding moorland provides outstanding opportunities for walking, riding and cycling across some of Devon's most beautiful landscapes.

Merrivale is ideally positioned on the edge of the town, enjoying a peaceful setting with elevated views across the surrounding countryside, yet remaining within easy walking distance of Chagford's centre and its many amenities. The location offers the perfect balance between rural tranquillity and village convenience.

Despite its idyllic setting, Chagford is well connected. The A30 is only a short drive away, providing swift access to Exeter (approximately 20 miles), with its mainline rail services, university, shopping and wider city facilities. The neighbouring market towns of Moretonhampstead, Ashburton and Chudleigh offer further choice of local services, while Newton Abbot provides additional rail connections and retail amenities.

Merrivale offers an opportunity to enjoy the very best of Dartmoor living – combining countryside outlooks, a welcoming community and excellent accessibility.







MERRIVALE, GREENACRES

CHAGFORD • DARTMOOR



SCAN ME
TO BOOK
A
VIEWING

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

