



11 Grays Court

Moretonhampstead, TQ13 8SE

RENDELLS

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Guide Price £395,000

An outstanding barn conversion in an idyllic, semi-rural position with beautifully appointed accommodation, private parking and a delightful enclosed garden.

- **Quality Barn Conversion**
- **Open Plan Living/Dining/Family Room**
- **Modern Kitchen**
- **Cellar with Power and Light**
- **Master Bedroom En Suite**
- **Two Further Double Bedrooms**
- **Family Bathroom**
- **Two Allocated Parking Spaces**
- **Beautiful Enclosed Garden**
- **Easy Access to Countryside Walks**

Situation:

Surrounded by spectacular countryside, Moretonhampstead is an ancient market town nestled in the heart of Dartmoor National Park, and an ideal base for outdoor activity holidays in West Devon. The town is home to a thriving crafts community with a number of open studios and galleries that you can visit. The Parish Church of St Andrew is situated next to Green Hill, a lovely art gallery and exhibition space, backed by open fields and stunning moorland. At St Andrew's Church you can also find The Sentry, a children's playpark, surrounded by beautiful views of Dartmoor.

There are excellent town centre amenities including several public houses, village shops, a hairdresser and numerous independent retailers. Access on to the A38 at Drumbridges roundabout is only 9 miles distant, providing convenient access into Exeter and beyond.

Description:

This rather special barn conversion is situated amongst other high quality properties in a semi-rural enclave on the outskirts of Moretonhampstead. Lovingly modernised by the present owners, the accommodation is presented in first class order throughout and is ready for immediate, comfortable occupation. The position is excellent, offering almost direct access to the countryside walks close by.

Situated close to the property is a well tended, enclosed area of garden, ideal for enjoying the beautiful peace and quiet and exceptional rural vistas. This is a lovingly maintained home of great quality and unique architectural detail which must be viewed.





General Remarks & Stipulations:

Tenure: Freehold with vacant possession.

Council Tax: Band C- £2317.17 pa for 2026/2027

EPC: Rating D

Services:

Mains electricity and water. Oil fired central heating. Shared private drainage system. There is a monthly charge of £55 payable for this shared system and for contribution towards the maintenance of communal areas.

Broadband available up to 19 mbps (Source Ofcom). Faster, satellite solutions are available.

Local and Planning Authority:

Teignbridge District Council - www.teignbridge.gov.uk - 01626 361101

Dartmoor National Park - www.dartmoor.gov.uk - 01626 832093

Wayleaves, Easements:

The property is sold subject to any Rights of Way, wayleave, Rights or Easements which exist at the time of the sale whether they are mentioned or not.

Fixtures & Fittings:

All fixture and fittings, unless specifically referred to in these particulars, are expressly excluded from the sale of the freehold.

Plans & Maps:

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Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277 Email dartmoor@rendells.co.uk

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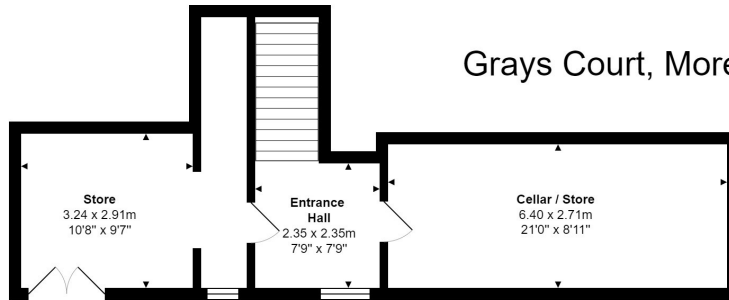




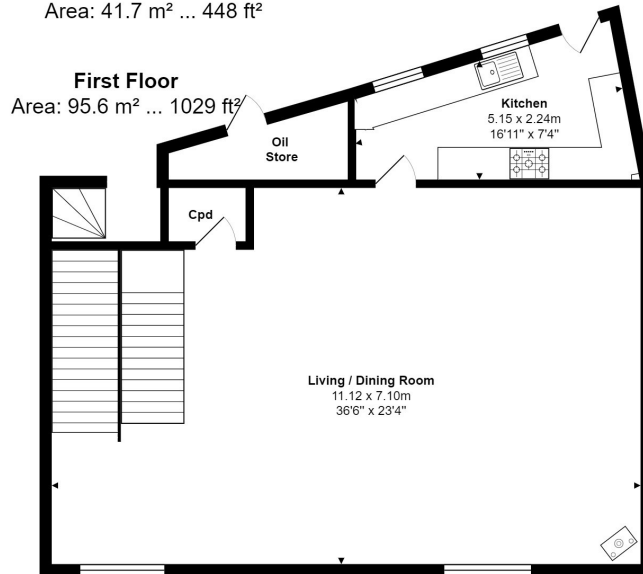




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Ground Floor / Undercroft
Area: 41.7 m² ... 448 ft²



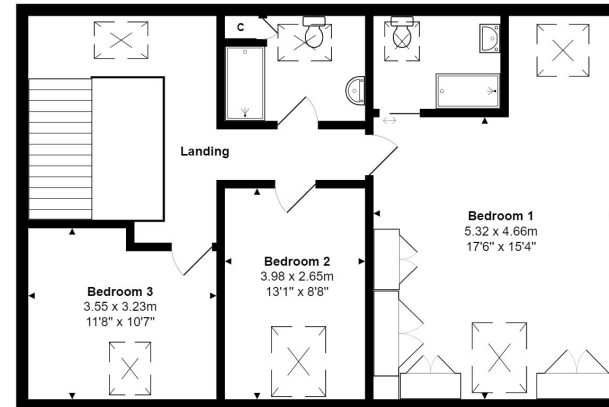
First Floor
Area: 95.6 m² ... 1029 ft²



Total Area: 217.7 m² ... 2343 ft²

All measurements are approximate and for display purposes only

Second Floor
Area: 80.4 m² ... 866 ft²



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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