



40 HINGSTON VIEW, MORETONHAMPSTEAD



40 HINGSTON VIEW

MORETONHAMPSTED • TQ13 8FW

A striking three-bedroom modern home with garage, enjoying a peaceful edge-of-town setting and far-reaching countryside views.

Thoughtfully designed and immaculately presented, the property offers a natural flow between its living spaces, combining contemporary style with everyday practicality. With flexible accommodation, including a ground floor bedroom with en-suite, it adapts effortlessly to changing needs.

Set within the heart of Dartmoor National Park and just moments from the centre of Moretonhampstead, this is a home that brings together comfort, convenience and a true connection to its surroundings.



SAWDYE & HARRIS
THE DARTMOOR OFFICE

01364 652652
HELLO@SAWDYEANDHARRIS.CO.UK

KEY FEATURES

- A stylish modern home within a sought-after edge-of-town development
- Three well-proportioned bedrooms
- Bright and spacious open-plan kitchen / dining room
- Contemporary fitted kitchen with integrated appliances
- Separate sitting room with doors opening to the garden
- Beautiful countryside views to the rear
- Enclosed garden with patio and lawn
- Private parking and Garage

This is a home designed for modern living — light-filled, well-balanced and perfectly positioned to enjoy its surroundings.

From the moment you step inside, there is a sense of simplicity and ease. Clean lines, neutral tones and thoughtfully arranged spaces create an environment that feels both calm and practical, ideal for everyday life.

The layout flows naturally, with each room connecting effortlessly to the next. Whether it's a quiet morning, a busy family day or an evening with friends, the house adapts with ease — offering both comfort and flexibility in equal measure.







At the heart of the home lies the kitchen and dining space — a bright, sociable room designed for both everyday living and entertaining. The contemporary kitchen is well-appointed with integrated appliances, generous worktop space and a clean, modern finish. There is ample room for dining, creating a natural hub where cooking, conversation and daily life come together.

The separate sitting room provides a more relaxed retreat, with doors opening directly onto the garden. Filled with natural light, this is a space that feels equally suited to quiet evenings or hosting guests.



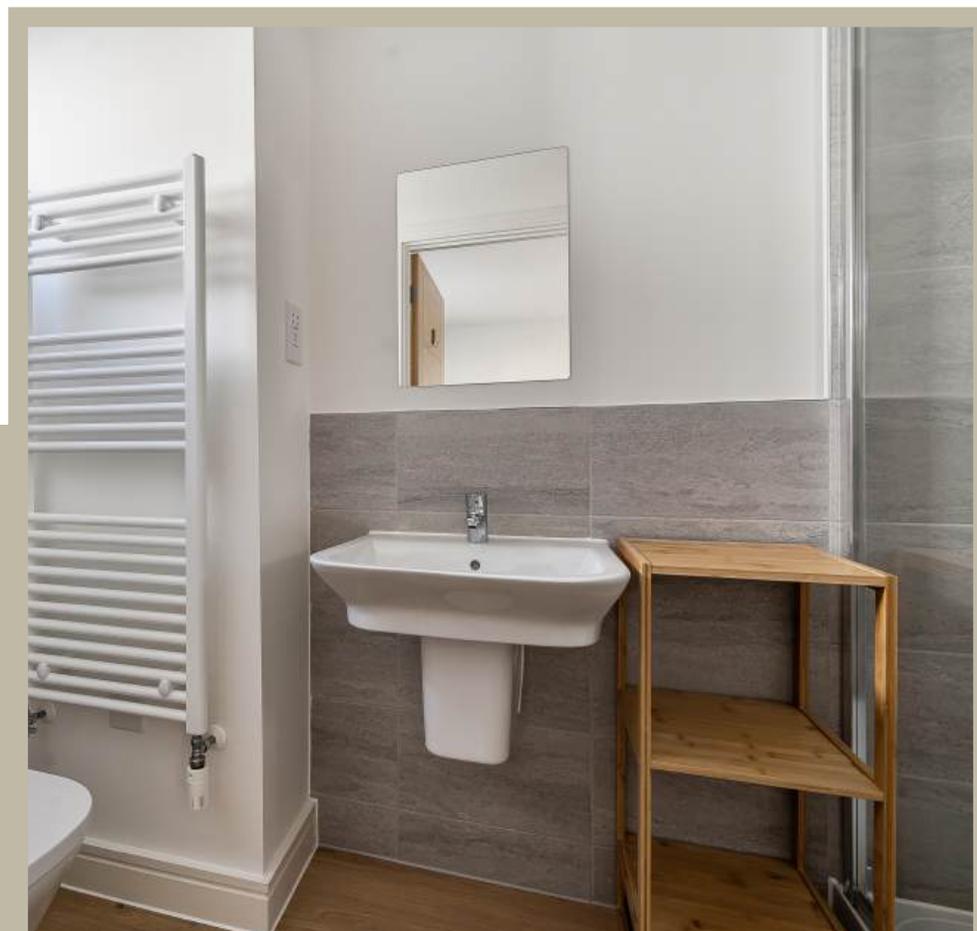






Upstairs, the sense of light and space continues, with two well-proportioned double bedrooms enjoying a bright and airy feel, each offering a calm and comfortable place to unwind. A generous walk-in storage cupboard adds valuable practicality, offering space for household essentials while keeping the living areas uncluttered.

On the ground floor, a further double bedroom with its own en-suite provides excellent flexibility — ideal for guests, multi-generational living or those seeking the ease of single-level accommodation over time. This thoughtful addition enhances the home's long-term versatility, making it well suited to a range of lifestyles.



The bathrooms have been thoughtfully designed to balance style and practicality across the home.

On the ground floor, the en-suite shower room serves the principal bedroom, offering both comfort and convenience — particularly well suited to guests or single-level living. A separate cloakroom/WC adds further everyday practicality.

Upstairs, the family bathroom is finished in a clean, contemporary style, with modern fittings and a bright, well-appointed feel. It serves the first-floor bedrooms with ease, completing a layout that is both functional and well considered.



Outside

The garden enjoys a superb open aspect, with far-reaching views across the surrounding countryside — a constantly changing backdrop that brings a sense of space and connection to the landscape.

Designed for ease of maintenance, the outdoor space combines a level lawn with a patio area, ideal for outdoor dining, morning coffee or simply sitting and taking in the view.

Positioned to the rear, the garden feels both private and open — a rare balance that enhances everyday living.



Key Facts for Buyers

TENURE - Freehold.

Please note there is a service charge for the maintenance of the estate which is currently charged at £360 per annum.

COUNCIL TAX BAND - D

EPC - B

SERVICES

The property has all mains services connected.

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 The Dartmoor Office - 01364 652652

Email - hello@sawdyeandharris.co.uk

If there is any aspect of the property that is particularly important to you, we recommend contacting us to confirm the details and availability before arranging a viewing or travelling any distance.

Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only. Any areas, measurements or distances are approximate

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.

If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

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.

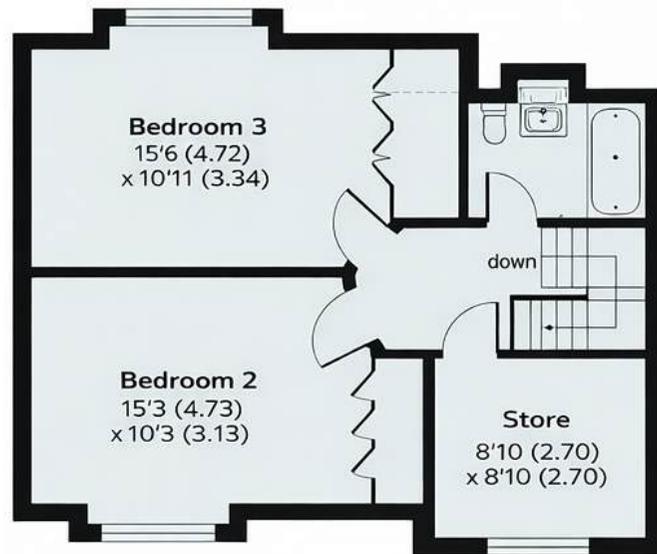
THE RESULT?

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

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

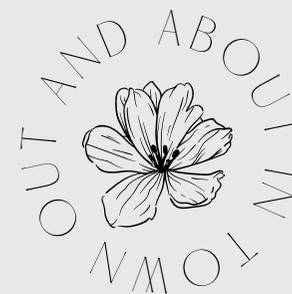
Transaction Ready through HIPLA Digital Legal Pack

Floorplans



These floorplans are intended for illustrative purposes only and are not to scale. All dimensions, areas and layouts are approximate and should not be relied upon as statements of fact. Any prospective purchaser should satisfy themselves by inspection or otherwise as to their accuracy.

MORETONHAMPSTEAD



Moretonhampstead is one of Dartmoor's most loved market towns — a vibrant and welcoming community set within the National Park.

With its independent shops, cafés, pubs and strong sense of local life, it offers a perfect balance of convenience and character. Surrounded by open moorland, woodland walks and dramatic landscapes, it is an ideal setting for those drawn to the outdoors.

Despite its rural feel, the town remains well connected, with Exeter within easy reach, making it a highly desirable location for both full-time living and lifestyle moves.



40 HINGSTON VIEW

MORETONHAMPSTEAD • DEVON



SCAN ME
TO BOOK
A
VIEWING

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

