

# SCHOOL HOUSE

POUND STREET • MORETONHAMPSTEAD

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From Pound Street there is little to suggest how much space lies behind School House's granite façade. A gated driveway leads to a beautifully designed glazed entrance. Behind the house, a curving stone path opens onto a walled garden. The whole plot is around a quarter of an acre, a rare amount of space in the centre of Moretonhampstead, with views over the rooftops towards Dartmoor.

Inside, the former school has been renovated throughout with a light, Scandinavian feel. Pale timber-boarded ceilings, warm wood cabinetry and clean, simple lines sit alongside the original granite. Tall arched windows fill rooms of real scale with light. At around 2,675 sq ft, it offers far more space than most town houses.

It suits families who want room to spread out inside and out, and anyone who wants the option of living mainly on the ground floor. It will also appeal to those who want a car parked safely behind gates while everything else is a short, level walk away in a friendly Dartmoor town.

A real one-off



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# KEY FEATURES

- Former Pound Street school, thought to date from around 1840
- Granite walls and tall arched windows, sympathetically renovated throughout
- Light, Scandinavian-style interiors with timber-boarded ceilings
- Around 2,675 sq ft, plus a garage of 272 sq ft
- Living room of over 39 ft with wood-burning stove
- Kitchen/dining room with a stunning tall arched window
- Glazed sun room opening onto the garden
- Four bedrooms, including a ground-floor principal suite
- Family bathroom, two en suite shower rooms and ground-floor WC
- Gated parking and separate garage
- Short, level walk to the town centre
- Walled garden within a plot of around a quarter of an acre, with views towards Dartmoor
- Solar panels, gas central heating and underfloor heating throughout

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# *Living at School House*

At over 39 ft, the living room is the heart of the house. It is long enough for a dining table at one end and sofas around the wood-burner at the other. Windows on two sides and a pale timber-boarded ceiling keep it bright all day, and the simple, natural finishes give it a calm, Scandinavian feel. It is just as good for a quiet evening by the fire as for a houseful at Christmas.

Beyond it, the glazed sun room has an exposed stone wall and double doors straight onto the garden. It catches the sun and is an ideal spot for a morning coffee, a good book or a Dartmoor gin at the end of the day.

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# *Kitchen and dining*

The tall arched window is the first thing you notice in the kitchen and dining room, and it floods the space with light. A Uno Form hand crafted kitchen is fitted with warm timber cabinetry which flows around the room and pairs with clean lines and a pale floor. There is plenty of space for a big family table, and a door leads straight into the sun room and out to the garden. On a summer evening, cooking, eating and sitting outside all flow together.

At the other end of the house, by the old front door, are a boot room, a separate utility and a downstairs WC. Coats, muddy boots and laundry all have a place of their own, which is ideal after a walk on the moor.


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# *Bedrooms*

The principal bedroom is on the ground floor, with fitted wardrobes and its own shower room. That gives you the option of living mainly on one level, or a private suite for visiting family. Upstairs are three more bedrooms, a family bathroom with a bath, a second en suite and a generous loft store.

The rooms are light, with sloping timber ceilings and roof windows. One bedroom is currently set up as a study and sitting room, which works well for working from home or as a den for teenagers.




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# *The walled garden*

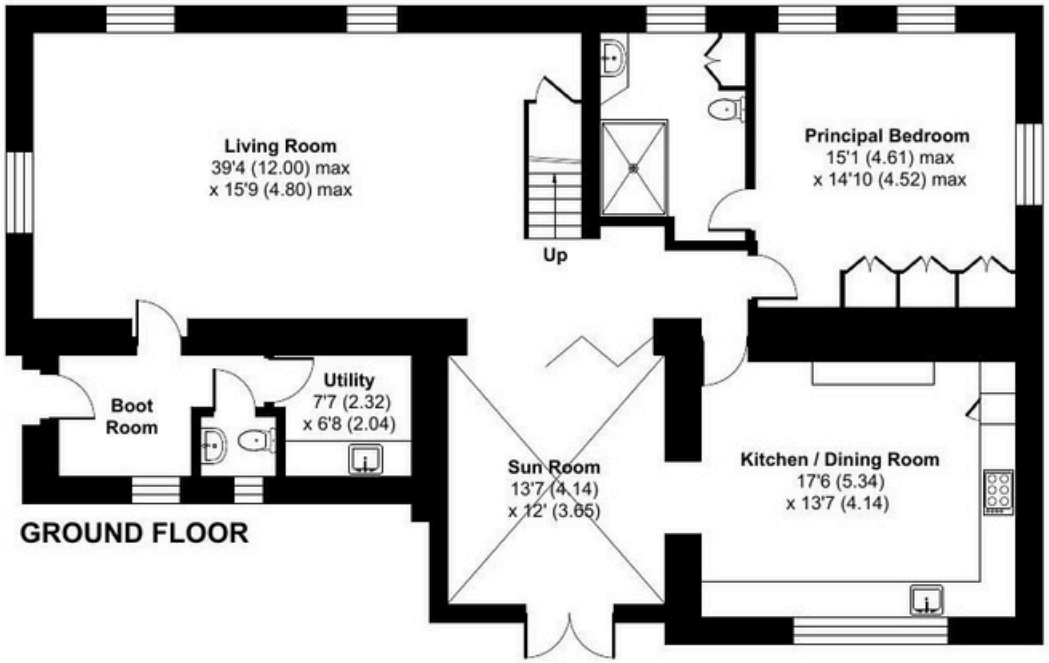
A curving stone path winds through planted beds to a level lawn, edged by old stone walls and established shrubs. There is a bench for looking back at the house, room for a vegetable patch, a spot for a table and plenty of lawn for children to play on. Being walled, it feels private and sheltered, which is rare this close to the town centre.

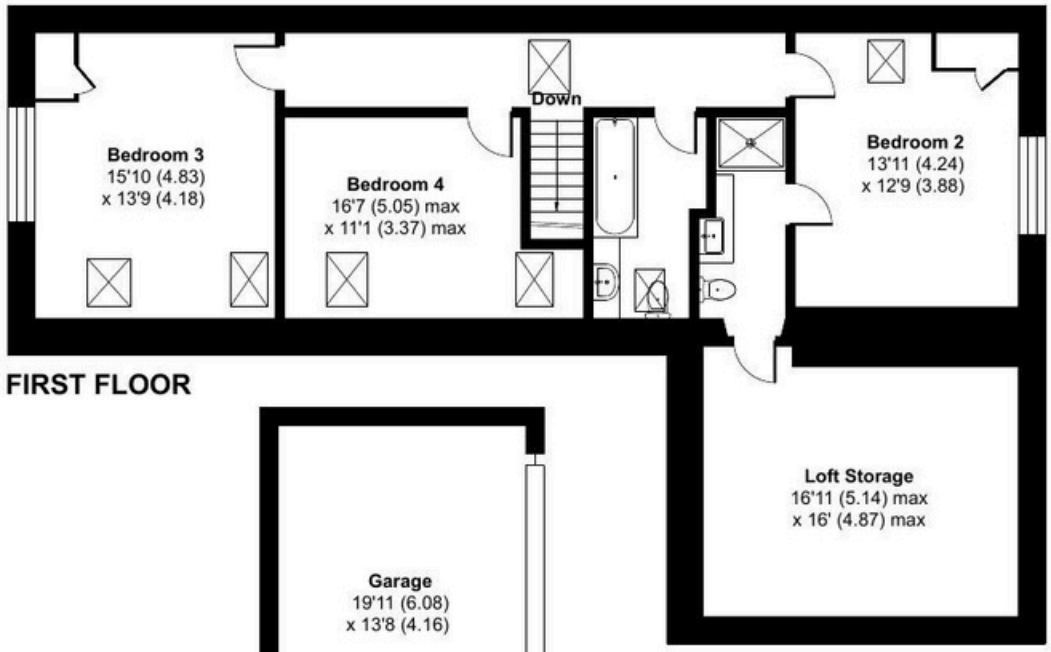
From the garden you can see across the rooftops to the hills beyond Moretonhampstead. Wrought-iron gates between the house and garage open onto the parking area, so the car is off the street and behind gates. The separate garage gives useful storage for bikes, boots and garden kit.


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# School House, Pound Street, Moretonhampstead, Newton Abbot, TQ13

Approximate Area = 2675 sq ft / 248.5 sq m
Garage = 272 sq ft / 25.2 sq m
Total = 2947 sq ft / 273.7 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 2025.
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*Google | Imagery ©2026 Airbus, Maxar Technologies*

Approximate plot area 0.25 acre. Boundary shown for identification only.

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## A LITTLE HISTORY

There has been a school on Pound Street since about 1840, and this building is thought to be the one shown on the Tithe Map of that year. By the 1850s around a hundred children were taught here, and it seems to have stayed in use as an infant school until the 1960s.

The current owners have loved living here. In their early years of ownership they renovated the house throughout. They kept the tall arched windows, exposed stone and timber ceilings that give it its character, and added light, natural finishes and a layout that lets you live in different ways. School House is within the Moretonhampstead Conservation Area but is not listed.

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# Key Facts for Buyers

**TENURE -** Freehold, with vacant possession.

**HERITAGE** - The property sits within the Conservation Area but is not listed.

**PARKING** - There is private parking and a garage at the property.

**COUNCIL TAX BAND** - E

**EPC -** D

**SERVICES**
The property has all mains services connected. The property has gas fired central heating with underfloor heating throughout. The property is also served with solar panels - please contact the agents for further details.

**BROADBAND**
Superfast Broadband is available but for more information please click on the following link -**OpenReach 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.

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.

**VIEWINGS**
Strictly by appointment with the award-winning estate agents, Sawdye & Harris, at the Dartmoor Office - 01364 652652 email hello@sawdyeandharris.co.uk

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# 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 provider 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.

**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

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. Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property. 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.

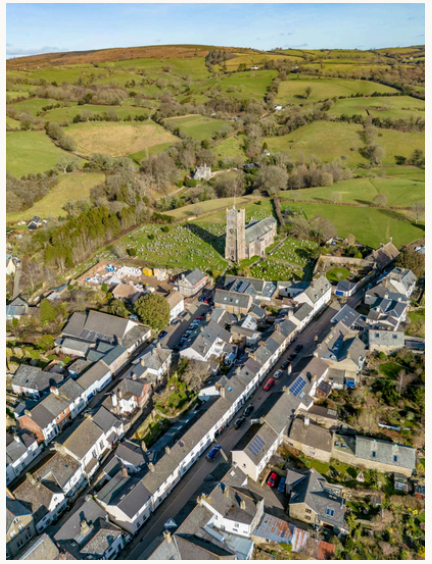
# About... Moretonhampstead

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OUT AND ABOUT IN TOWN

From School House it is a short, level walk into the centre of town for coffee, lunch or a few things from the shops, so you can leave the car at home. Moretonhampstead is a friendly, close-knit Dartmoor town. Independent shops, cafés and pubs sit alongside a primary school, library, health centre and Post Office, and the outdoor swimming pool and arts scene add to its character.





Moretonhampstead sits at the north-eastern gateway to Dartmoor National Park, with open moorland on the doorstep. Castle Drogo, the Teign Gorge walks and the neighbouring town of Chagford are all a short drive away.

Exeter is around 13 miles to the east, with a mainline station, an international airport and the M5. Newton Abbot, with its own mainline station, is around 12 miles to the south-east, and the A38 and A30 are within easy reach.

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SCAN ME TO BOOK A VIEWING

***Our team would love to show you around***

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