



HINGSTON HOUSE

Gidleigh, Near Chagford, Devon



A PEACEFULLY SITUATED DARTMOOR HOUSE WITH PADDOCKS ON THE EDGE OF, AND WITH DIRECT ACCESS TO THE OPEN MOOR

Summary of accommodation

Ground Floor: Hallway | Drawing/dining room | Sitting room/study | Kitchen/breakfast room/living room
Boot room | Utility room | Three bedrooms | Bathroom | Shower room

First Floor: Principal bedroom/shower room suite

Outside: Double carport | Garden store/workshop | Stables and stores | Gardens | Pasture paddocks

In all about 2.28 acres

Distances: Chagford 3.5 miles, Okehampton 7.5 miles, A30 4.5 miles, Exeter 21 miles
(All distances are approximate)

Offers in excess of £1,150,000

SITUATION

Hingston House is situated between Gidleigh and Throwleigh, and to the north west of Chagford, on the north eastern side of Dartmoor National Park.

Historically the tiny village of Gidleigh consisted of a number of farmsteads and associated cottages scattered around the focal point of the Holy Trinity Church. It is one of Dartmoor's prettiest tiny villages/hamlets consisting essentially of period dwellings, with its fine church and remains of the castle, on the fringe of the open moor, and above the valley of the North Teign River. Nearby is the renowned Gidleigh Park Hotel.

The picturesque village of Throwleigh, about 1.5 miles away, has a vibrant community with pub, church and village hall.

Within about a 15 minute drive is the popular and delightful moorland town of Chagford. The ancient stannary town sits amongst the rolling foothills of the high moor, around its octagonal Market House, and consists of many fine old granite buildings, including the beautiful St Michael's Church, and benefits from a selection of independent shops and art galleries. There are excellent pubs and restaurants, tearooms, delicatessen and outdoor swimming pool, as well as primary and Montessori schools, health centre and library. The town enjoys a vibrant and active community, including weekly farmers' market, the annual Chagford Agricultural Show, Two Moors classical music festival and film festival. There is golf at Bovey Castle.

The town of Okehampton is also within easy reach and includes a Waitrose store, leisure centre, hospital and secondary school. Further afield the university and cathedral city of Exeter provides a comprehensive range of shopping, cultural and leisure facilities, state secondary schools, Exeter College and private schools with Exeter School and Maynard School for girls. Also there is Mount Kelly at Tavistock.

Around Gidleigh and Chagford are several picturesque villages and hamlets and Dartmoor is renowned for its spectacular scenery with its granite tors, heather clad moorland and wooded valleys bisected by rushing streams



and rivers. There are many opportunities on the doorstep for walking, riding, fishing, cycling etc.

There is access onto the A30 dual carriageway at Whiddon Down, leading west into Cornwall, or east to Exeter, where there is access onto the M5 motorway, stations with mainline connections to London (Paddington and Waterloo) and an airport. There is also a station in Okehampton with train service to Exeter.

THE PROPERTY

Hingston House occupies a stunningly peaceful and private Dartmoor setting, off a quiet lane, on the edge of, and with direct access to, the open moor.

The entrance driveway leads in from the lane to a broad parking and turning area beside the house. The well presented and spacious accommodation is mostly single storey and, either side of the entrance hallway with exposed boarded floor is the sitting room/study and the dining/drawing room, also with exposed boarded flooring and stone fireplace with wood burner.



Also off the hall is the open plan kitchen/breakfast room/living room with slate paved flooring, fully fitted kitchen with island and electric AGA, dining area and sitting area with wood burner and two sets of sliding glazed doors out to the terrace and gardens.

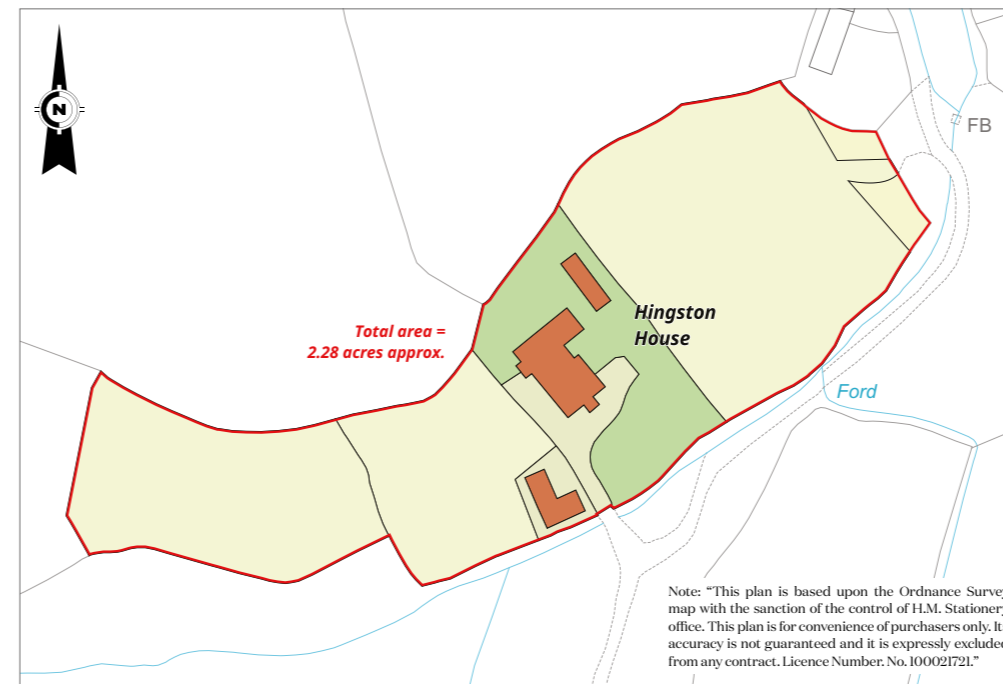
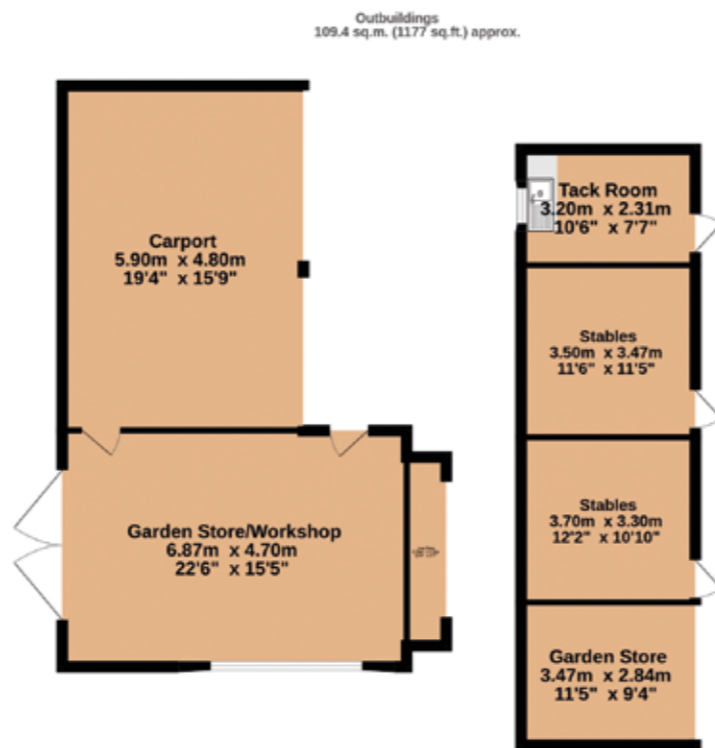
There are three bedrooms, a bathroom and shower room on the ground floor and stairs up to the first floor principal suite with bedroom with sitting area, built in wardrobe cupboards and en suite shower room.

Beside the parking and turning area is an L shaped timber outbuilding consisting of double carport and the garden store/workshop. On the other side of the house is the timber stable building comprising two loose boxes, tack room and store. From the apron is a gate out to the field.

Around the house are level lawned gardens with plant borders and ornamental shrubs and trees. From the kitchen/breakfast/living room the glazed sliding doors open to the paved terrace and large level lawned garden area with some recently planted trees. Adjoining either side of the house and gardens are two level pasture paddocks. From the property there is direct access to the open moor.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electricity. Private water and drainage. Oil fired heating. Solar panels.

Local Authority: West Devon Borough Council: 01822 813600

Council Tax: Band G

EPC: D

Directions: Please use What3words to locate the property
///taps.tram.married

Mark Proctor

01392 423111

mark.proctor@knightfrank.com

Knight Frank Exeter

19 Southernhay East, Exeter

EX1 1QD

knightfrank.co.uk



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Approximate Gross Internal Area
331.3 sq.m. (3566 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.

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