



THE COURTYARD APARTMENT, FORD STREET, MORETONHAMPSTEAD



THE COURTYARD APARTMENT

MORETONHAMPSTEAD • TQ13 8LN

Tucked away behind Ford Street and approached through a shared courtyard, The Courtyard Apartment is a spacious two-bedroom first-floor home offering generous proportions and plenty of potential.

Just a short, level walk from the heart of Moretonhampstead, the apartment combines a highly convenient position with an unexpectedly generous layout. A large dual-aspect living room, separate kitchen, two double bedrooms, an en suite bathroom and a further shower room give the accommodation a versatility that works equally well as a main home, investment or lock-up-and-leave Dartmoor base.

The interiors would now benefit from a degree of updating, giving the next owner the opportunity to modernise and create a more individual finish.

A new 999-year lease will be granted on completion. Shared access is provided through and across the courtyard. There is no allocated parking and no private outside space.



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THE DARTMOOR OFFICE

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The Apartment is approached from Ford Street through an archway and across a shared courtyard, with the private entrance positioned in a sheltered corner. The front door opens into a small lobby, where stairs rise to the first-floor accommodation. At the top of the stairs is the living room, and it is here that the scale of the apartment becomes immediately apparent. Dual aspect and generously proportioned, the room offers ample space for seating and additional furniture, with plenty of scope to create distinct living and dining areas if desired.

The separate kitchen is fitted with a range of wall and base units, work surfaces, a stainless steel sink, gas hob, built-in oven and fitted fridge. While functional, the room now offers an opportunity for updating and could be refreshed to create a more contemporary finish.





An inner lobby leads through to the bedrooms and bathrooms and includes a useful linen cupboard. The principal bedroom is a particularly generous double room and benefits from fitted wardrobes with mirrored sliding doors. A private en suite bathroom is naturally lit by two roof windows and includes a bath, wash basin, WC and bidet.

The second bedroom is also a comfortable double and offers useful flexibility for guests, home working or rental accommodation.



A separate shower room, naturally lit by a roof window, is fitted with a shower enclosure, wash basin and WC.

Overall, the apartment offers notably generous accommodation and a practical two-bedroom, two-bathroom arrangement. Some modernisation would allow the next owner to make the most of the proportions and create a more individual home or investment.



Key Facts for Buyers

TENURE - The property will be sold with the benefit of a newly granted 999-year lease, providing long-term security of tenure. Shared access to the apartment is provided through and across the courtyard. Full lease terms and any associated obligations will be confirmed by the seller's solicitor during the conveyancing process.

COUNCIL TAX BAND - B

EPC - D

SERVICES

The property has all mains services connected. There is gas fired central heating.

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](#)

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.



Total area: Approx. 69.7 sq metres (749.8 sq feet)

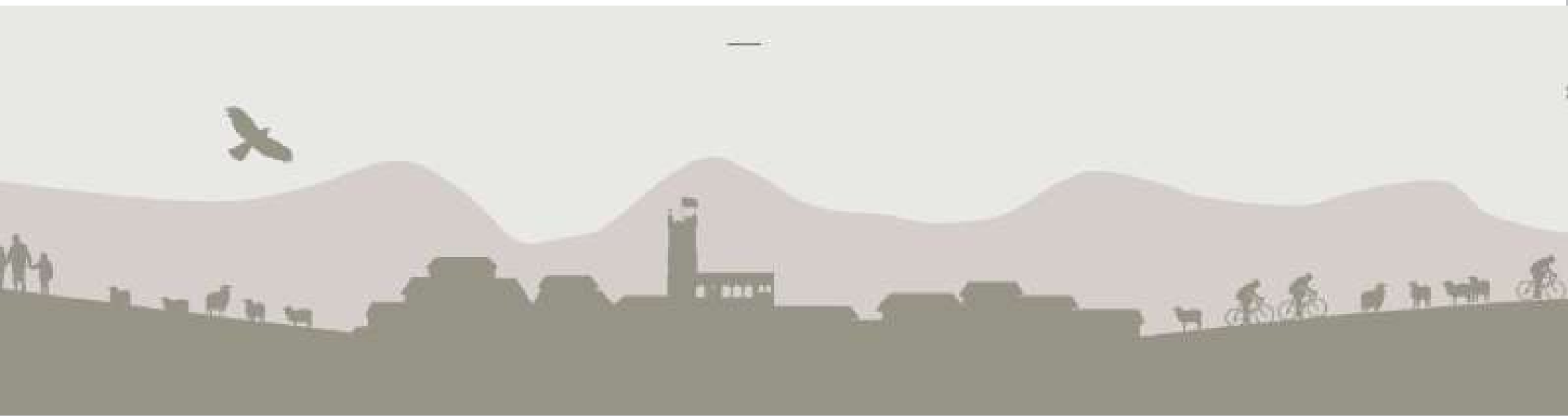
These floorplans are intended for illustrative purposes only and are not to scale. All dimensions, areas and layouts are approximate and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

MORETONHAMPSTEAD

Set on the north-eastern edge of Dartmoor, Moretonhampstead is a small market town with a strong sense of identity and the moor quite literally on its doorstep. At its heart is the historic town centre, where independent businesses, cafés and local services give everyday life a distinctly local feel. Moretonhampstead also has a longstanding creative community, with artists and craftspeople forming an important part of the town's character.

For those drawn to Dartmoor for the outdoors, the location is difficult to beat. Open moorland, wooded valleys and walking country are all within easy reach, while the Wray Valley Trail provides an 11 km, mainly traffic-free route between Moretonhampstead and Bovey Tracey, passing through Lustleigh and the Parke estate.

There is a relaxed, individual quality to Moretonhampstead that makes it particularly appealing as both a permanent home and a Dartmoor base. For The Courtyard Apartment, the real advantage is being able to step out and reach the centre of town on foot, while having the wider landscape of Dartmoor close at hand.



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MORETONHAMPSTEAD • DEVON



SCAN ME
TO BOOK
A
VIEWING

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

