

Southmeads, Lettaford, Devon





A **distinguished Grade II listed** Dartmoor farmhouse with cottage, traditional barns and approximately 5.43 acres, set within an exceptionally private and idyllic moorland hamlet.

Summary of accommodation

Main House

Reception hall | Drawing room | Sitting room | Kitchen/breakfast room | Study | Garden room | Utility & boot room | Two bathrooms

Four bedrooms | One shower room

Cottage

Kitchen/dining room | Sitting room | Three bedrooms | Two bathrooms

Outside

Courtyard of traditional barns and outbuildings | Landscaped gardens | Pasture paddocks

In all about 5.43 acres

Distances

Chagford 3.5 miles, Moretonhampstead 4 miles, Okehampton 17 miles, Exeter 18 miles

(All distances are approximate)



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Situation

Southmeads is set within the charming and historic hamlet of Lettaford, an unspoilt moorland settlement comprising a small cluster of just four listed period properties, together with their associated barns and outbuildings. Tucked away at the end of a lane, the hamlet enjoys a wonderfully secluded position on the edge of Dartmoor, with direct access to its open moorland.

Approximately three miles to the south lies the picturesque village of North Bovey, centred around an attractive village green and parish church, and home to the well-regarded Ring of Bells public house. A similar distance to the north is the highly sought-after former stannary town of Chagford, recognised by The Sunday Times as one of the best rural places to live in Britain. Chagford offers an excellent range of amenities including a post office, medical and dental practices, veterinary surgery, pharmacy, and a variety of independent shops such as a butcher, baker, greengrocer, wine merchant and delicatessens. There is also a primary school, Montessori provision, sports clubs, and a seasonal open-air swimming pool.

The town benefits from a vibrant community atmosphere, hosting events such as the annual Chagford Show, alongside a well-established arts scene encompassing film, literature, music and craft festivals.

Nearby leisure and hospitality highlights include Bovey Castle, with its 18-hole championship golf course, and Gidleigh Park Hotel, renowned for its Michelin-starred dining.

Further amenities can be found in the nearby moorland town of Moretonhampstead, while the larger market town of Okehampton provides a wider range of facilities including a secondary school, leisure centre and Waitrose supermarket.

Dartmoor itself is famed for its dramatic natural beauty, characterised by heather-clad moorland, striking granite tors and wooded valleys interwoven with rivers and streams, offering exceptional opportunities for walking, riding and fishing directly from the doorstep.

The area is well served by a selection of respected independent schools including Mount Kelly (Tavistock), Stover School (near Newton Abbot), and in Exeter, Exeter School and The Maynard School for girls. Exeter, a thriving cathedral and university city, provides an extensive range of cultural, shopping, leisure and sporting facilities, together with access to the M5 motorway, mainline rail services to London (Paddington and Waterloo), and an international airport.

The sought-after town of Chagford (3.5 miles) provides an excellent range of independent shops, cafés and amenities, together with a strong community and cultural scene. Further facilities are available in Moretonhampstead and Okehampton, while the cathedral city of Exeter offers comprehensive shopping, education and transport links, including mainline rail services to London and access to the M5.



The property

Set at the end of a lane, Southmeads occupies a truly peaceful position within the historic hamlet of Lettaford, on the edge of Dartmoor. Surrounded by unspoilt countryside, the property enjoys direct access to the open moor, offering a rare sense of seclusion and natural beauty.

Dating from the early to mid-16th century, Southmeads is a beautifully restored farmhouse of notable architectural and historic significance. The property has been sensitively renovated to an exacting standard, preserving a wealth of original features while creating a comfortable and highly versatile home.

Characterful elements such as exposed beams, flagstone floors and granite fireplaces sit alongside well-considered modern finishes. The principal reception rooms are particularly atmospheric, each centred around impressive inglenook fireplaces with wood-burning stoves.

The kitchen/breakfast room forms the heart of the house, fitted in a classic farmhouse style with granite work surfaces, Belfast sink and AGA. To the rear, a striking oak-framed garden room provides a light-filled living space, opening directly onto the terrace and courtyard garden.

Upstairs, four well-proportioned bedrooms are arranged over two staircases, offering flexibility for family living.



Approximate Gross Internal Floor Area
642.0 sq m (6910 sq ft)

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Cottage

Adjoining the main house is a self-contained three-bedroom cottage, presented to a high standard and ideally suited for guest accommodation, multi-generational living or holiday letting, with the option to interconnect with the main house.



Gardens & Grounds

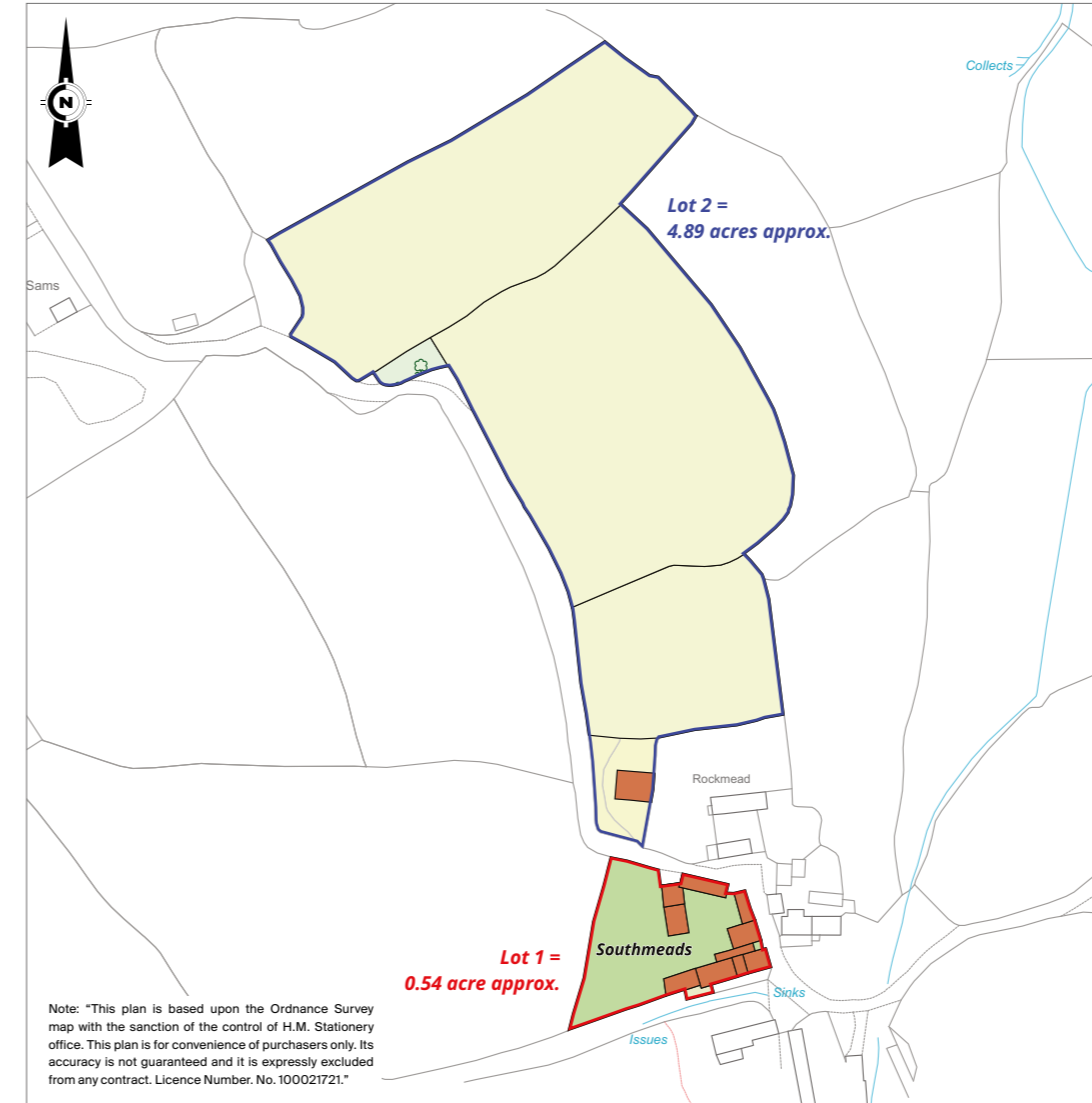
The former farmyard has been transformed into a delightful enclosed courtyard, framed by an attractive range of traditional granite barns and outbuildings, including a linhay and former piggery, all contributing to the property's strong sense of heritage.

The gardens are thoughtfully designed, with terraces, lawns and mature planting creating a series of private and sheltered spaces and even a gardener's lavatory. Beyond the gardens, approximately five acres of pastureland lie across the lane, divided into manageable enclosures.



Key Features

- Exceptional Dartmoor setting with direct moor access
- Grade II listed farmhouse with extensive period features
- Beautifully refurbished throughout
- Self-contained three-bedroom cottage
- Courtyard of traditional barns and outbuildings
- Approximately 5.43 acres in total



Property Information

Tenure: Freehold

Services: Mains water and electricity. Private drainage. Oil fired heating. PV panels. Bottled gas for AGA.

Local Authority: Mid Devon District Council (www.middevon.gov.uk)

Council Tax: Band F

Directions: TQ13 8RH | **What3Words:** ///studio.array.appealed

Guide price

Lot 1: £1,250,000

Lot 2: £150,000



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