



ORCHARD COTTAGE, CHAGFORD







ORCHARD COTTAGE

Great Weeke, Chagford TQ13 8JQ

Tucked within the peaceful hamlet of Great Weeke, and surrounded by the wild beauty of Dartmoor National Park, Orchard Cottage is a home where heritage and comfort meet in harmony. This handsome stone barn conversion has been thoughtfully designed to make the most of its original features while offering modern convenience and a warm, welcoming feel.

Step inside and the character immediately shines through – exposed beams, vaulted ceilings, and a cosy wood burner create a sense of charm, while large windows and glazed doors frame views of the courtyard and flood the living spaces with natural light. The layout flows easily between a contemporary kitchen with bold cabinetry, open-plan living and dining spaces through to the bedrooms, making this cottage both stylish and practical.

The cottage is complemented by its wonderful garden – a true highlight. With a level lawn, mature trees, and colourful planting create a tranquil retreat, perfect for morning coffee under the apple tree, summer entertaining, or simply soaking up the peace of its rural setting.

Location is key, and Orchard Cottage enjoys one of the best. With Chagford and Moretonhampstead close by, you're never far from a vibrant community, independent shops, cosy pubs, and local culture. And when adventure calls, Dartmoor's wide-open spaces, river valleys, and walking trails are just beyond the doorstep.

Whether you're seeking a permanent home, a weekend escape, or a base for exploring the very best of Dartmoor, Orchard Cottage offers something truly special: a blend of character, comfort, and location that's hard to beat.



Guide Price £450,000

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🌿 WHY ORCHARD COTTAGE STANDS OUT FOR BUYERS 🌿

- Charming stone barn conversion full of character with vaulted ceilings and exposed beams
- Cosy living spaces with a woodburner and open-plan design
- Contemporary kitchen blending style and practicality
- Beautiful mature garden with apple trees, lawn, and seating areas
- Sought-after Dartmoor setting close to Chagford and Moretonhampstead
- Perfect as a permanent home or Dartmoor retreat

At Orchard Cottage, life unfolds upstairs first. On arrival, you step into a compact yet welcoming entrance hall, with space for coats and boots after a Dartmoor walk. From here, the staircase rises and draws you up to the first floor, where the home truly comes alive.

The property has been cleverly designed with reverse-level living, creating a light-filled heart of the house. You enter directly into the living space, where the soaring vaulted ceiling, exposed beams, and dramatic A-frame immediately capture your attention. It's a room full of character and atmosphere, with a wood-burning stove as a superb focal point.

Set slightly above on a raised level, the kitchen is defined yet still connected, blending seamlessly with the living area. Cleverly designed storage, bespoke cabinetry and an array of charming nooks and crannies ensure the space is as practical as it is stylish – perfectly suited to modern living while retaining the properties character and flow.









Heading back to the ground floor, the mood shifts to calm and restful. The principal bedroom is a peaceful retreat, generous in size and full of charm, with a window looking onto the courtyard setting. Bedroom two offers flexibility – equally suited as a guest room, a child’s bedroom, or even a dressing room – while the office provides a comfortable and quiet space for home working.

Completing this level is a modern shower room, thoughtfully designed and well positioned to serve both bedrooms and guests alike.

This thoughtful layout means Orchard Cottage combines atmosphere and practicality in equal measure: dramatic and uplifting living spaces above, and tranquil, private bedrooms below.





Outside

Outside, Orchard Cottage continues to impress. Approached via a gated courtyard with two private parking spaces, the property feels part of a small community while retaining a sense of privacy.

The gardens offer a generous, mature space designed to be enjoyed in every season. A gate at the side leads you through to a paved terrace beneath the apple tree, the perfect spot for morning coffee or evening drinks while soaking up panoramic views across the moors to Castle Drogo. From here, a gravelled path winds its way along the lawn, drawing the eye down towards a greenhouse, raised growing beds and a useful garden shed – ideal for those who love to potter and grow their own.

Bordered by mature planting and framed by Dartmoor's ever-changing skies, the garden combines practicality with a sense of natural beauty - a place where you can truly immerse yourself in the landscape while enjoying the comforts of home.

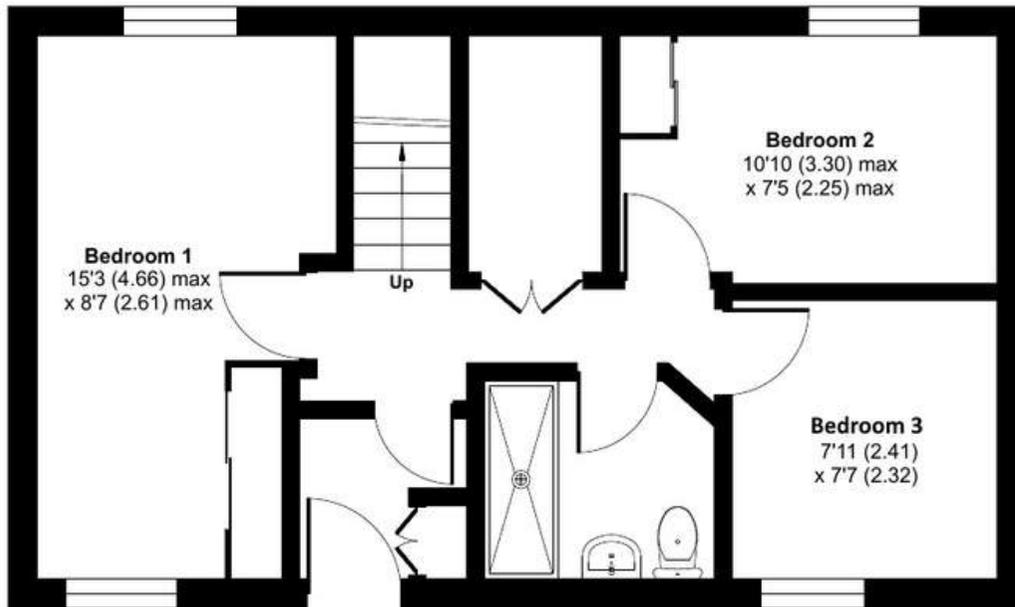




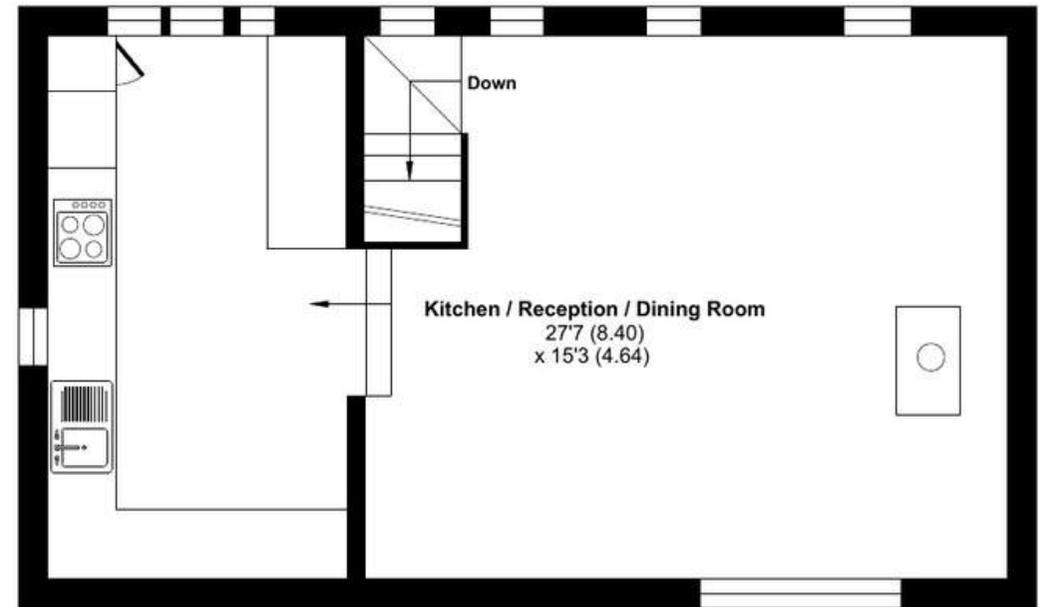
Great Weeke, Chagford, Newton Abbot, TQ13

Approximate Area = 850 sq ft / 78.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



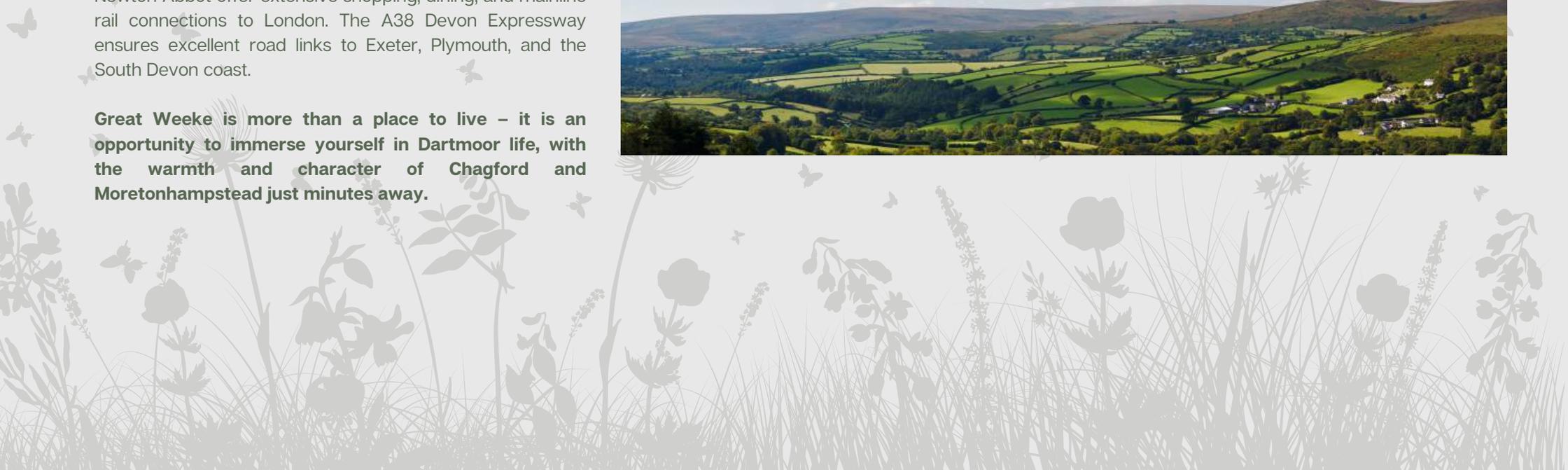
About... Dartmoor

Nestled in the heart of Dartmoor National Park, Great Weeke offers a lifestyle defined by dramatic moorland, wooded valleys, and some of the South West's most inspiring countryside. With miles of footpaths, bridleways, and open space on the doorstep, it is a dream setting for walkers, riders, and nature lovers alike.

The hamlet sits close to the vibrant stannary town of Chagford, famed for its thriving community, independent shops, galleries, cafés, and a lively calendar of events and festivals. Equally close is Moretonhampstead, with its range of amenities, arts scene, and easy access to Dartmoor's spectacular walking and cycling routes. Both towns provide a wonderful sense of culture, character, and convenience in a quintessentially Dartmoor setting.

For a wider choice of services, the market towns of Ashburton and Chudleigh are nearby, while Exeter and Newton Abbot offer extensive shopping, dining, and mainline rail connections to London. The A38 Devon Expressway ensures excellent road links to Exeter, Plymouth, and the South Devon coast.

Great Weeke is more than a place to live – it is an opportunity to immerse yourself in Dartmoor life, with the warmth and character of Chagford and Moretonhampstead just minutes away.



Key Facts for Buyers

TENURE - Freehold - Please note that the property is Grade II Listed - a link to view the listing can be found [HERE](#)

COUNCIL TAX BAND - E

EPC - D

SERVICES

Mains water and electric, private drainage which we are advised by the sellers is compliant with current regulations. The property is heated by way of an air source heat pump together with underfloor heating,

BROADBAND

Super Fast 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 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.



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 £20 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.

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ORCHARD COTTAGE

CHAGFORD • DEVON



SCAN ME
TO BOOK
A
VIEWING

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

