



# Gladessville House

2 Mill Street, Chagford, Dartmoor National Park, Devon, TQ13 8AW



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**Prime Town Centre Property with 4 Self-Contained Apartments in the Highly Desirable Dartmoor Market Town of Chagford**  
**Established Home and Income Opportunity Generating Circa £90,000 Gross Per Annum with Strong Forecasted Growth**  
**Flexible Accommodation Including Owner's Living and Self-Contained Apartments**  
**Characterful Period Property with Strong Lifestyle Appeal**  
**Asset Management and Break-Up Potential Offering Future Value Enhancement**

## LOCATION

The property occupies a prime position within the heart of Chagford, one of Dartmoor's most sought-after and affluent market towns. Renowned for its strong sense of community, independent retail offering and thriving tourism economy, Chagford consistently attracts high levels of visitor footfall alongside a well-established and relatively affluent resident population.

The town enjoys an excellent reputation as a lifestyle destination, centred around its historic square and offering a wide range of independent shops, cafés, pubs and amenities. Surrounded by Dartmoor National Park, the area is particularly popular with walkers, outdoor enthusiasts and visitors seeking high-quality accommodation in an exceptional natural setting. Its proximity to Exeter (approximately 20 miles) further enhances its appeal, providing convenient access to the M5 motorway and mainline rail connections, whilst retaining a strong sense of rural character and exclusivity. Chagford is widely regarded as a high-value micro-location, where property values are underpinned by limited supply, strong demand and its reputation as one of Devon's most desirable places to live.

## DESCRIPTION

Gladessville House represents a rare opportunity to acquire a substantial period property arranged to provide both private accommodation and income-generating apartments (4 in total), currently producing a gross income in the region of £90,000 per annum as a holiday let business. The 19<sup>th</sup> Century property retains a wealth of original character features including fireplaces, timber flooring and period detailing, combined with beautifully interior designed and well-presented, self-contained accommodation. The property has been beautifully renovated and all windows were replaced in 2025.

The current configuration provides a high degree of flexibility, allowing for continued holiday letting, owner occupation, multi-generational living or potential reconfiguration and/or 'break up'. From a commercial perspective, the property offers a proven and established trading model with proven growth, upward trajectory of profit and scope for further optimisation through enhanced marketing, pricing strategies and alternative letting formats such as serviced accommodation or longer-term residential letting. The property is a 'superhost' on AirBnB and attracts top reviews.

Ref No: 5465

**£895,000 Freehold**

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The accommodation briefly comprises:-

## **GROUND FLOOR - ELEGANT ONE BED WITH PRIVATE COURTYARD**

Accessed through a beautifully tiled entrance hall with art deco-stained glass panels, the ground floor apartment immediately impresses with its high ceiling, generous proportions, and period detail with original wooden flooring throughout and William Morris styling. A large hallway with useful understairs storage leads to a spacious sitting room featuring a decorative cast iron fireplace. The kitchen is both stylish and practical with painted cabinetry, solid oak worktops a Belfast sink and integrated appliances including a dishwasher, fridge/freezer, ceramic hob, hood and oven. There's ample space for informal and formal dining and double doors opening directly onto a private sunny courtyard. The large double bedroom also features a fireplace and direct access to the courtyard. The bathroom includes a low level WC, wash hand basin and overhead shower completing this generously sized apartment.

## **FIRST FLOOR - STUDIO APARTMENT WITH GARDEN VIEWS**

To the rear of the first floor is a bright and welcoming studio apartment, accessed from the main landing. This thoughtfully designed apartment features a dual-aspect bedroom/living area with sash windows overlooking the garden and distant Dartmoor views. The kitchen is compact but well laid out with modern base and wall cabinetry, an electric hob, integrated fridge, extractor hood and plumbing for a washing machine. The spacious bathroom includes a large double ended bath with shower over.

## **FIRST FLOOR - SPACIOUS TWO BEDROOM APARTMENT**

Also on the first floor is a beautifully presented two bedroom apartment, which makes excellent use of space and light. The living/kitchen/dining area is open plan, with decorative cast iron fireplace creating a central focal point. The

kitchen area is smartly designed with solid wood worktops, a pull out pantry and integrated appliances including a fridge/freezer, ceramic hob, oven, extractor fan and microwave. There's ample space for both a dining and sitting area. The apartment features two generous double bedrooms, one with a cast iron fireplace and a stylish fully enclosed shower. The original wooden flooring throughout enhances the character of this elegant apartment.

## **SECOND FLOOR - TWO BEDROOM APARTMENT WITH ROOF TERRACE & LOFT**

Accessed via a solid wood door and original oak staircase, the top floor apartment is a quiet haven. Halfway up the staircase, sliding doors lead to a wonderful south facing roof terrace offering views of Meldon Hill. At the top of the landing, there is a loft hatched giving access to a large, fully boarded loft space measuring approximately 22'10" x 8'10" (6.7m x 2.5m), complete with lighting, ideal for storage or potential conversion (subject to planning permissions). Inside the apartment, a cosy sitting/dining room features another cast iron fireplace and stained glass window details that add unique character. The two double bedrooms are light and spacious. The fully tiled bathroom includes a bath with shower over and the well designed kitchen comes equipped with an electric hob, oven and dishwasher. This apartment offers both charm and practicality, with the added benefit of rooftop views and private outside space.

## **ROOF TERRACE**

A stunning south facing wooden decked roof terrace with an iron balustrade, with views of Meldon Hill and Dartmoor. This versatile space measuring approximately 9'11" x 26ft (3x x 8m).

## **GARDEN & COURTYARD**

Double doors from the bedroom and kitchen lead into the paved courtyard with plenty of space for table and chairs and granite steps leading up into the south

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facing garden, which is laid to grass with stocked borders and granite walls, further steps up to a raised terrace with Dartmoor views.

## GENERAL INFORMATION

The property has been the subject of significant ongoing investment in recent years and is presented in excellent order throughout, reflecting a high standard of care and proactive maintenance. Thoughtfully upgraded and efficiently operated, the current owners have ensured that the building not only offers attractive accommodation but also benefits from a range of practical enhancements designed to improve sustainability, ease of management and long-term value. The business has an upward trajectory of profits. The property is a 'superhost' on AirBnB and has top reviews. The following key features further underline the quality and versatility of the asset:

- Solar installation contributing towards reduced running costs and improved efficiency.
- Single gas and electricity supply – efficient and cost-effective operation.
- All windows replaced in 2025.
- Modern remote-control tech/utility systems providing ease of management.
- Each unit benefits from Certificate of Lawful Use, supporting potential for individual resale (subject to consents). This would undoubtedly achieve a higher overall selling price given the high value of the flats as individual units.

Please note:

- Pets are allowed in 2 of the apartments.
- Furniture available by separate negotiation.

## COUNCIL TAX

All apartments rated Council Tax Band A, supporting affordability and strong letting demand.

N.B. A new owner may consider electing for non-domestic (business) rates instead of council tax, as this can be significantly more favourable. If the units meet the letting criteria, they may qualify for Small Business Rate Relief, meaning little or even no rates payable, whereas council tax would be charged on each unit. Interested parties should make their own enquiries.

## EPC RATINGS

2 apartments are rated 'C' and 2 are 'D'.

## PARKING

Paid on street parking is available in the town and free, on street parking is approximately 250m away.

## VIEWINGS

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths & Fowlers, Chagford.

## JOINT SOLE AGENTS

Please note that Bettesworths are instructed as Joint Sole Selling Agents with Fowlers, Chagford.

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Cycling & walking  
on the high moor

Meldon Hill walk

Fernworthy Reservoir  
Walking and cycling

Chagford Common walk

Afternoon tea or  
dining at Michelin  
starred Gidleigh  
Park Hotel

The apartment  
(front of house)



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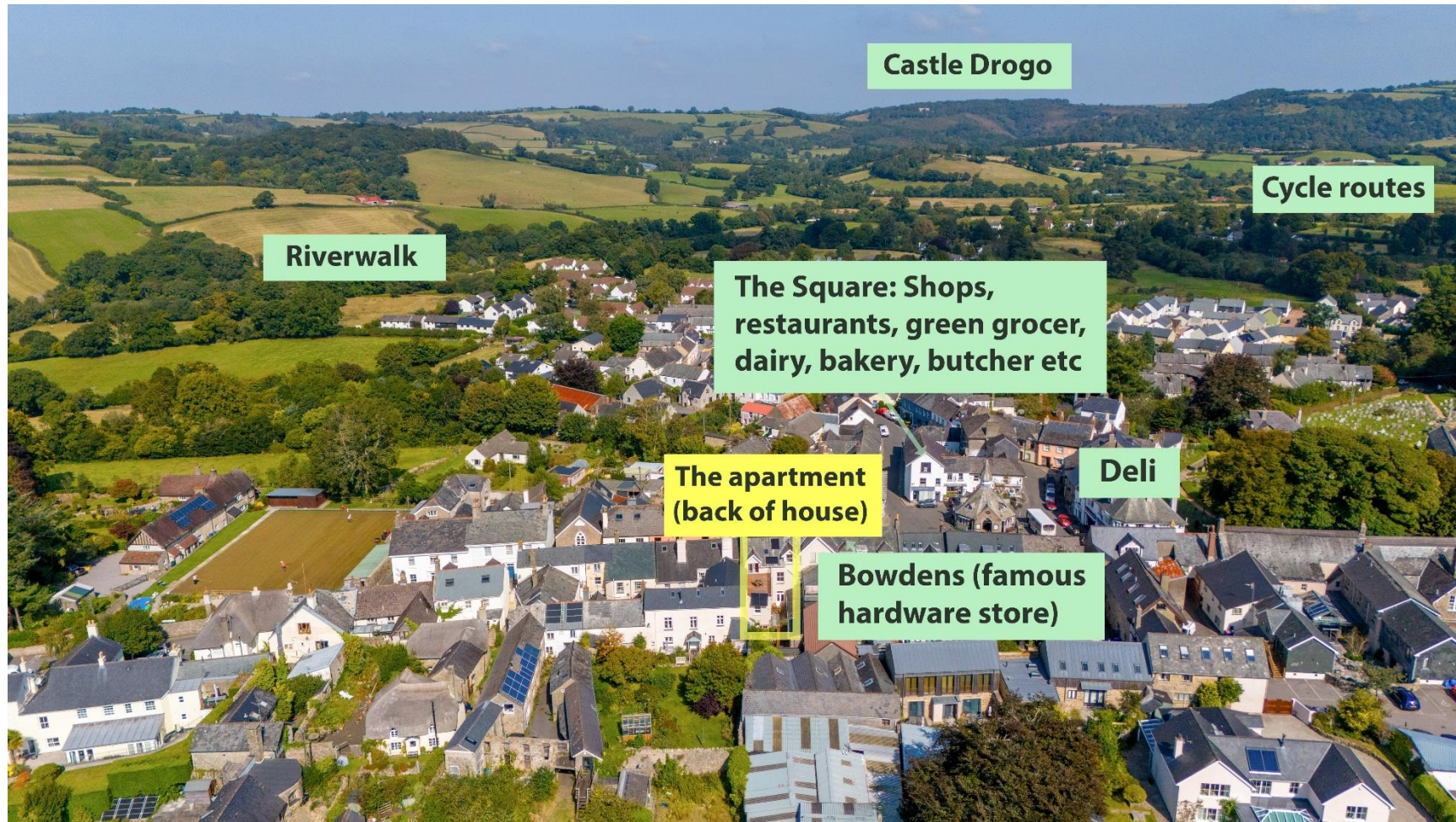
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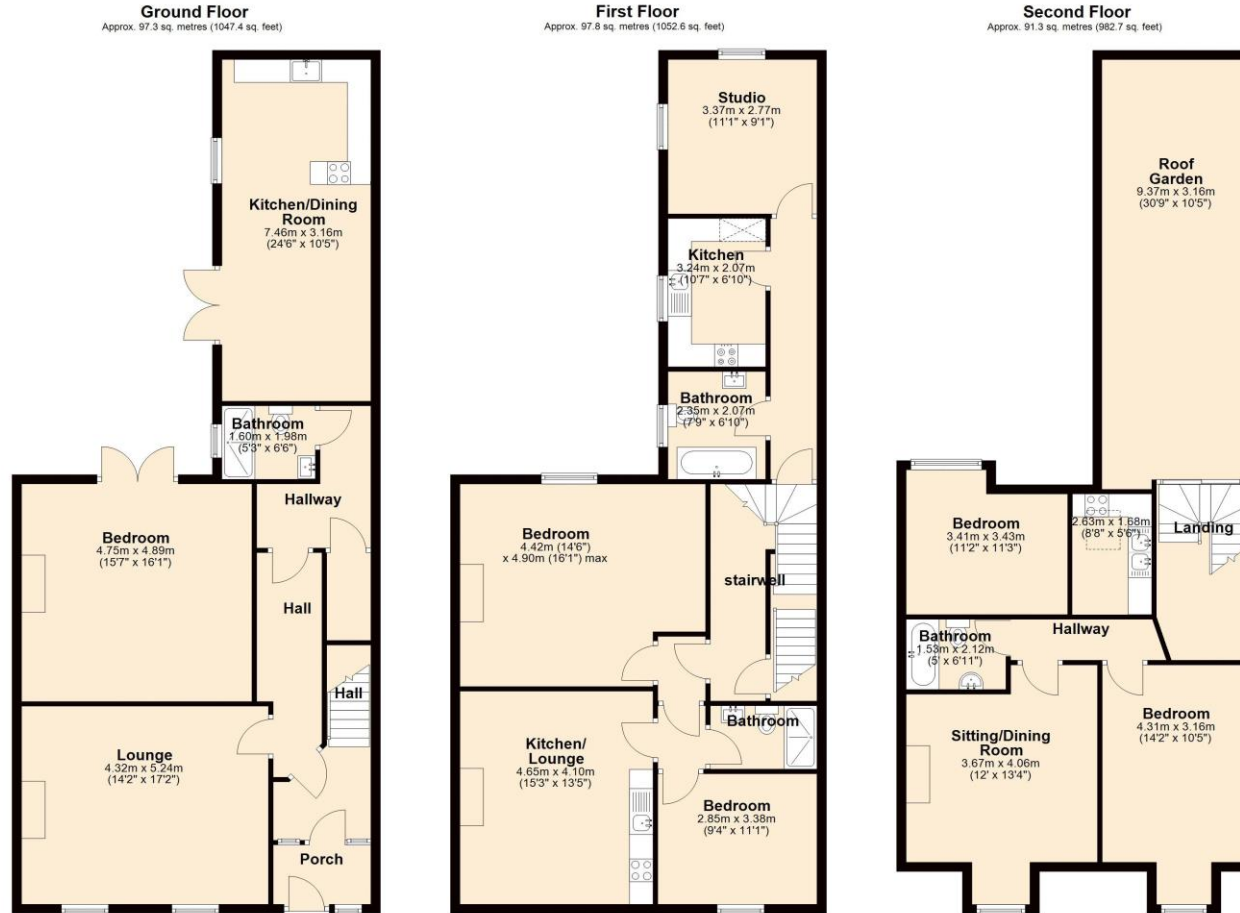


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Total area: approx. 286.4 sq. metres (3082.6 sq. feet)

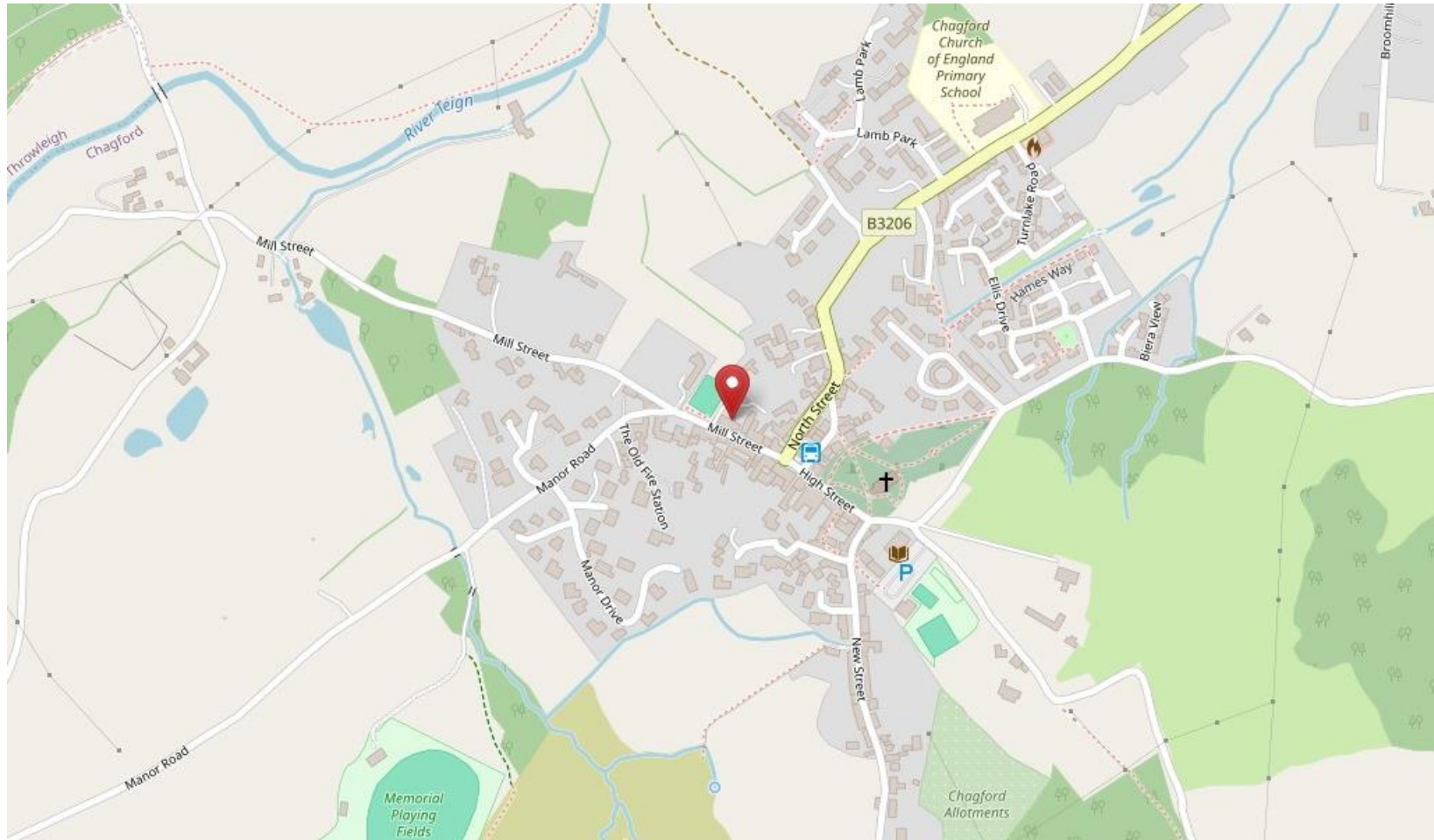
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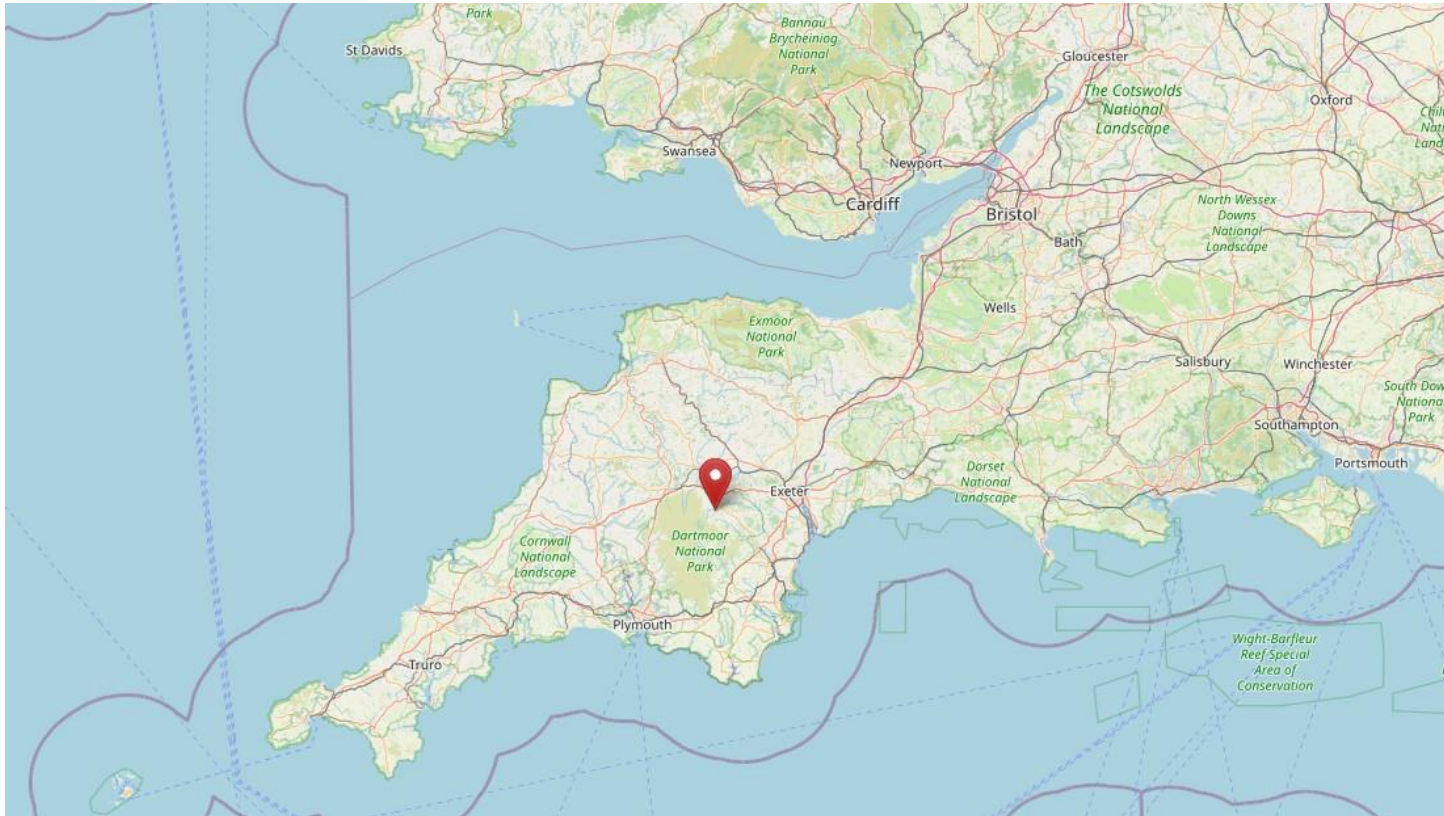
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