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THREE TOWER PARK, MORETONHAMPSTEAD



THREE TOWER PARK

MORETONHAMPSTEAD • TQ13 8NZ

Positioned on the edge of Moretonhampstead, Three Tower Park is a substantial Victorian residence that combines elegant proportions with a rare sense of space — both inside and out. From the moment you arrive, the architectural detail and elevated setting set the tone for what follows.

Arranged over three floors, the house offers six bedrooms and a series of beautifully proportioned reception spaces, all filled with natural light and framed by far-reaching views across the surrounding countryside.

It is a home that balances period character with everyday practicality — equally suited to family life, entertaining and working from home.



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KEY FEATURES

- Substantial six-bedroom Victorian home arranged over three floors
- Elevated position with far-reaching countryside views
- Extensive gardens including lawn, orchard area and terrace
- Off-road parking for multiple vehicles
- Elegant period features including fireplaces, bay windows and high ceilings
- Spacious kitchen/dining room designed for gathering and entertaining
- Flexible ground floor annexe area with its own entrance
- Annexe space capable of being reincorporated into the main house
- Walking distance to Moretonhampstead town centre
- Direct access to Dartmoor and surrounding countryside







The front door opens into a welcoming entrance hallway, where the proportions and character of the home are immediately apparent. High ceilings, period detailing and a natural sense of light set the tone, while the staircase rises ahead, guiding you through the house. From here, the ground floor unfolds with a balanced and intuitive layout.

To one side, the principal sitting room is a beautifully proportioned space, centred around a feature fireplace and enhanced by a large bay window that draws in both natural light and views across the gardens and surrounding countryside. It is a room that feels equally suited to relaxed evenings or more formal entertaining.

Across the hallway, the kitchen and dining room form the heart of the home. Generous in scale and filled with light, this is a space designed for gathering — with ample room for a large dining table. The layout works well for both everyday family life and hosting, creating a sociable and practical environment.

Beyond, the ground floor continues to offer a high degree of flexibility. A secondary section of the house is currently arranged as a self-contained annexe area, with its own entrance, providing separation and independence if required. This space lends itself perfectly to multi-generational living, guest accommodation or home working, while remaining fully connected to the main house and capable of being easily re-integrated if desired.

Additional practical spaces, including a cloakroom and utility area, are thoughtfully positioned to support the day-to-day running of the home without compromising the overall flow.











Across the upper floors, the house continues to impress.

The first floor offers four well-proportioned bedrooms, each filled with natural light and many enjoying attractive outlooks across the gardens and surrounding countryside. Period features continue throughout, reinforcing the character and consistency of the home.



A further staircase rises to the top floor, where two additional bedrooms sit beneath vaulted ceilings. These rooms offer a more private and flexible environment — ideal for older children, guests or creative use.

Overall, the accommodation is both generous and adaptable, offering six bedrooms in total and the ability to tailor the space to suit changing needs.





On the first floor, the family bathroom is well-appointed and finished in a clean, contemporary style, offering a comfortable and practical space for both everyday routines and more relaxed moments. Generous in proportion and well-positioned to serve the main bedrooms, it balances functionality with a calm, uncluttered feel.

Within the annexe space, a dedicated shower room enhances the flexibility of the space, allowing for a greater degree of independence. This addition ensures the annexe can function comfortably for guests, multi-generational living or home working, without reliance on the main house facilities.



Outside

The outside space is where this home truly comes into its own.

The gardens extend far beyond the immediate house, creating a setting that feels both expansive and private. A combination of open lawn, established planting and a more natural orchard area with apple trees gives the grounds a relaxed, established character that changes beautifully with the seasons.

A raised terrace provides a perfect vantage point, ideally positioned to take full advantage of the far-reaching countryside views. Whether used for outdoor dining, entertaining or simply enjoying quieter moments, this is a space that naturally draws you outside.

Despite the sense of openness, the gardens remain enclosed, making them well suited to families and those with pets, while still retaining a strong connection to the surrounding landscape.

To the front, off-road parking provides everyday practicality, completing a setting that balances space, usability and lifestyle.



Key Facts for Buyers

TENURE - Freehold.

COUNCIL TAX BAND - E

EPC - E

SERVICES

The property has all mains services connected.

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](#)

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 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.

TRANSACTION READY



This property is offered Transaction Ready with a HIPLA Digital Legal Pack prepared from day one.

What this means for you:

- ✓ Move faster – legal documents ready before you make an offer
- ✓ Greater confidence – key information available upfront
- ✓ Fewer delays – pre-prepared pack reduces conveyancing hold-ups
- ✓ Smoother process – your solicitor can start work immediately

What's included:

The pack includes official HM Land Registry documents, completed Property Information Forms, and essential legal documentation – all securely prepared and ready to share with your conveyancer.

THE RESULT?

A faster, smoother property purchase with fewer surprises and less waiting around.

Ask about viewing the Digital Legal Pack before making your offer.

Transaction Ready through HIPLA Digital Legal Pack

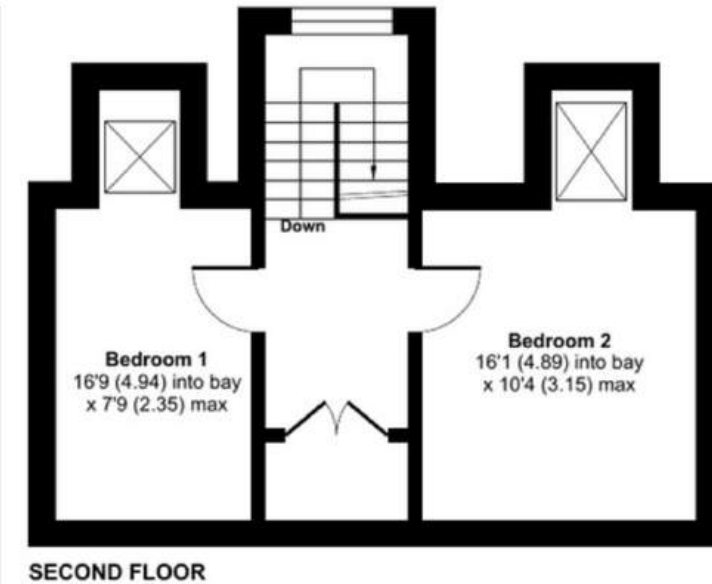
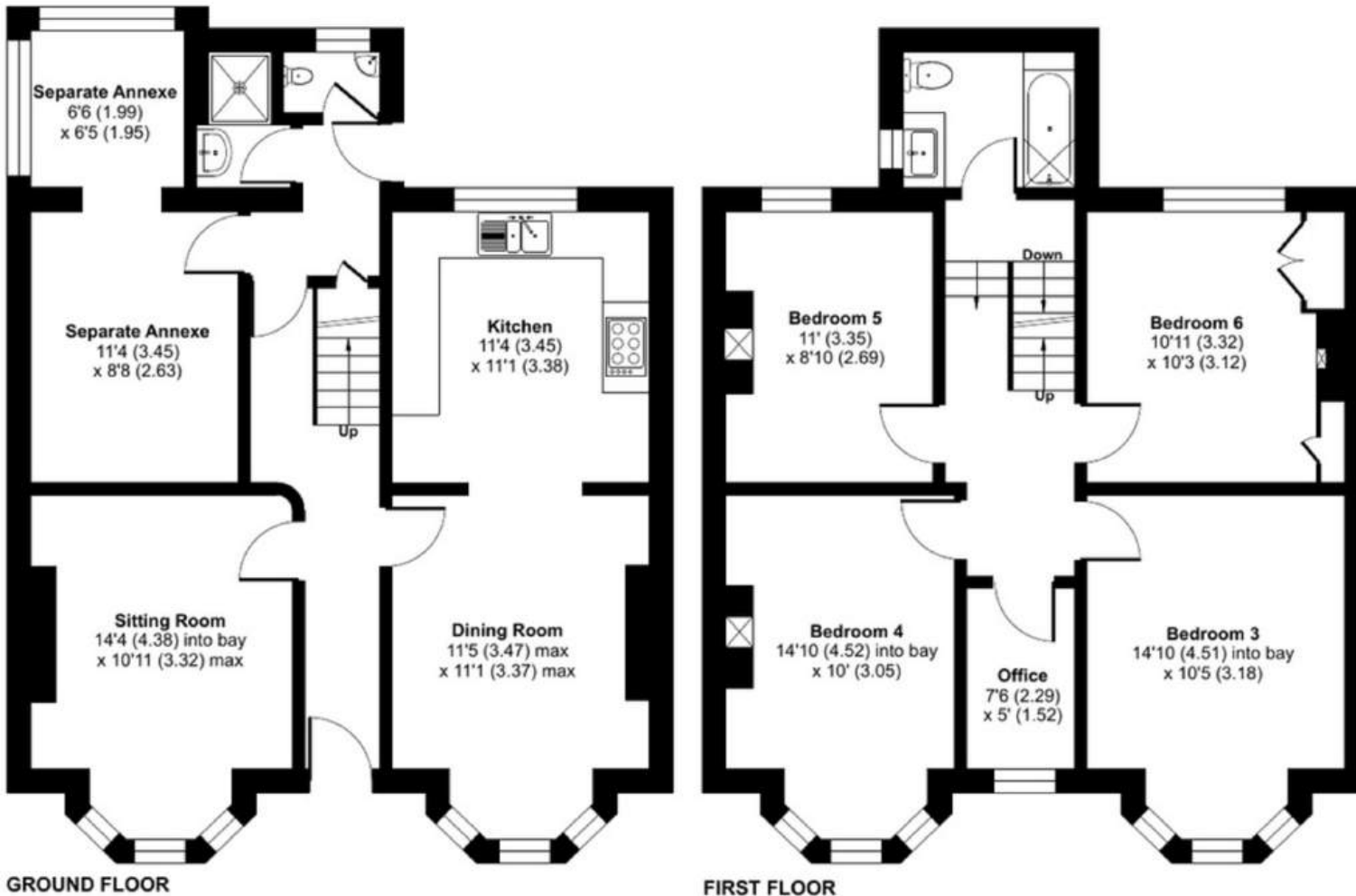
Tower Park, North Bovey Road, Moretonhampstead, Newton Abbot, TQ13

Approximate Area = 1952 sq ft / 147.9 sq m

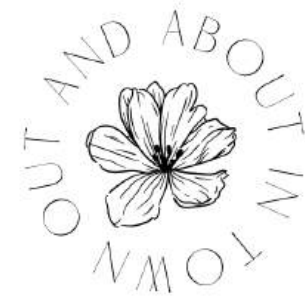
Annexe = 146 sq ft / 13.5 sq m

Total = 1738 sq ft / 161.4 sq m

For identification only - Not to scale



MORETONHAMPSTEAD



Moretonhampstead is one of Dartmoor's most loved market towns — a vibrant and welcoming community set within the National Park.

With its independent shops, cafés, pubs and strong sense of local life, it offers a perfect balance of convenience and character. Surrounded by open moorland, woodland walks and dramatic landscapes, it is an ideal setting for those drawn to the outdoors.

Despite its rural feel, the town remains well connected, with Exeter within easy reach, making it a highly desirable location for both full-time living and lifestyle moves.





THREE TOWER PARK

MORETONHAMPSTEAD • DEVON



SCAN ME
TO BOOK
A
VIEWING

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



