



GREENAWAYS

Gidleigh, Near Chagford, Devon



A FORMER DARTMOOR FARMSTEAD OF CONSIDERABLE CHARACTER AND CHARM

With range of traditional barns and pasture paddocks, in a private and peaceful setting, close to the open moor

Summary of accommodation

Ground Floor: Hall | Cloakroom | Sitting room | Conservatory | Study | Kitchen/dining/family room

First Floor: Five bedrooms | Two bathrooms | Separate WC

Outside: Range of barns and outbuildings including workshop, garage, studio, carport, stables and stores | Gardens | Pasture paddocks

In all about 2.49 acres

Distances: Chagford 3 miles, A30 6 miles, Okehampton 8.5 miles, Exeter 22 miles

(All distances and times are approximate)

Guide price £1,250,000

SITUATION

Greenaways is situated near to the tiny village of Gidleigh, very close to the open moor with superb walks, on the north east side of Dartmoor National Park. This direct access to the moor is a key selling point, giving it superb lifestyle opportunities to any incoming buyer.

Historically Gidleigh consisted of a number of farmsteads and associated cottages scattered around the focal point of the Holy Trinity Church. It is one of Dartmoor's prettiest tiny villages/hamlets consisting essentially of period dwellings, with its fine church and remains of the castle, on the fringe of the open moor and above the valley of the North Teign River. Nearby is the renowned Gidleigh Park Hotel.

Within about a ten minute drive is the popular and delightful moorland town of Chagford. The ancient stannary town sits amongst the rolling foothills of the high moor, around its octagonal Market House, and consists of many fine old granite buildings, including the beautiful St Michael's Church, and enjoys a wealth of independent shops and art galleries. There are excellent pubs and restaurants, tearooms, cafés, delicatessen and outdoor swimming pool, as well as primary and Montessori schools, health centre and library. The town enjoys a vibrant and active community, including weekly farmers' market, the annual Chagford Agricultural Show, Two Moors classical music festival and film festival. There is golf at Bovey Castle.

Around Chagford and Gidleigh are many picturesque villages and hamlets and Dartmoor is renowned for its spectacular scenery with its heather clad moorland, granite tors and wooded valleys bisected by rushing streams and rivers, and there are many opportunities on the doorstep for walking, riding, fishing, cycling etc.

There is access on to the A30 dual carriageway at Whiddon Down, leading west into Cornwall, past Okehampton, and east to Exeter. In Okehampton there is a Waitrose store, leisure centre and secondary school and at the university and cathedral city of Exeter there is access on to the M5 motorway, stations with connections to London (Paddington and Waterloo) and an airport, as well as private schools and a sixth form college.



THE PROPERTY

Greenaways is a wonderful former traditional Dartmoor farmstead, close to the open moor, in an idyllically peaceful and private setting surrounded by farmland and off a quiet country lane.

The entrance drive leads into the yard area surrounded by the house and a range of traditional stone barns and outbuildings. The house has considerable character and charm, retaining many period features, and forms an L shape, with gardens that wrap around the house.

On the ground floor is a generous sitting room with French doors out to the beautiful gardens and opening to the conservatory with stone paved flooring and French doors. This leads out to the terrace and gardens making it ideal for al fresco dining. There is a study with granite fireplace and fitted bookcases which is ideal for working from home. There is also a 30 foot kitchen/dining/family room incorporating the spacious sitting area with fireplace with wood burner, and kitchen/dining area with tiled floor, granite fireplace, exposed beams and ceiling timbers and glazed door to the terrace and gardens.



On the first floor are five bedrooms and two bathrooms, and there is scope to divide the house, to provide a two bedroomed annexe, if required, which could provide useful income and flexibility.

Encompassed within the L shape of the house is the large stoned paved terrace, providing a lovely outside sitting/dining area, and steps up to the essentially level lawned gardens with ornamental trees and shrubs and fringed by plant borders. There is also a greenhouse.

Around the house are a range of traditional stone barns and outbuildings incorporating workshop, garage, studio, party barn, carport, stables and stores making working from home a real possibility. The studio, in particular, is an excellent space to work from and there is also a separate office within the house. There is planning permission to convert a barn to a one bedroom annexe.

To the south east of the house and buildings are two level pasture paddocks.

In summary, the property offers unspoiled peace and tranquillity in an idyllic Dartmoor setting, within five minutes' walk of the open moor.





PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electric, photovoltaic panels, private water and drainage.

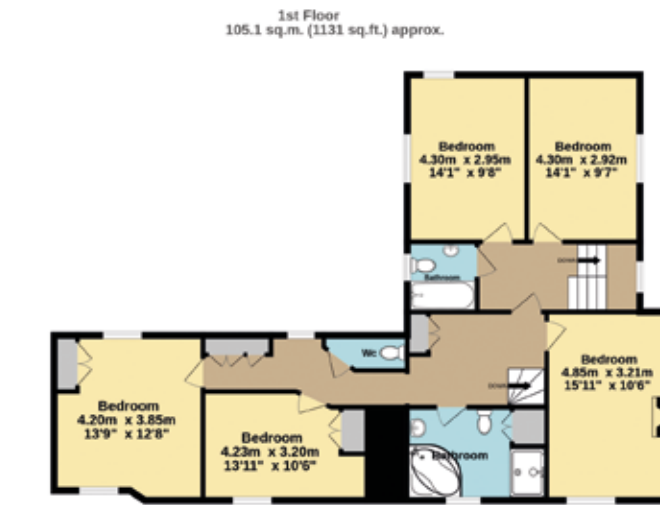
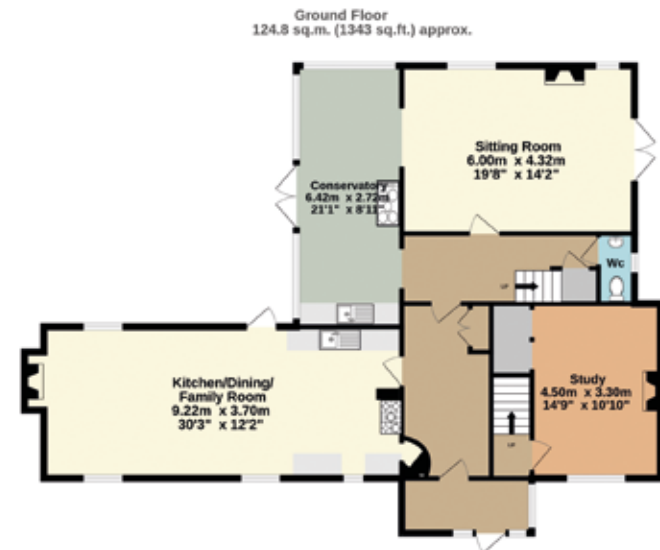
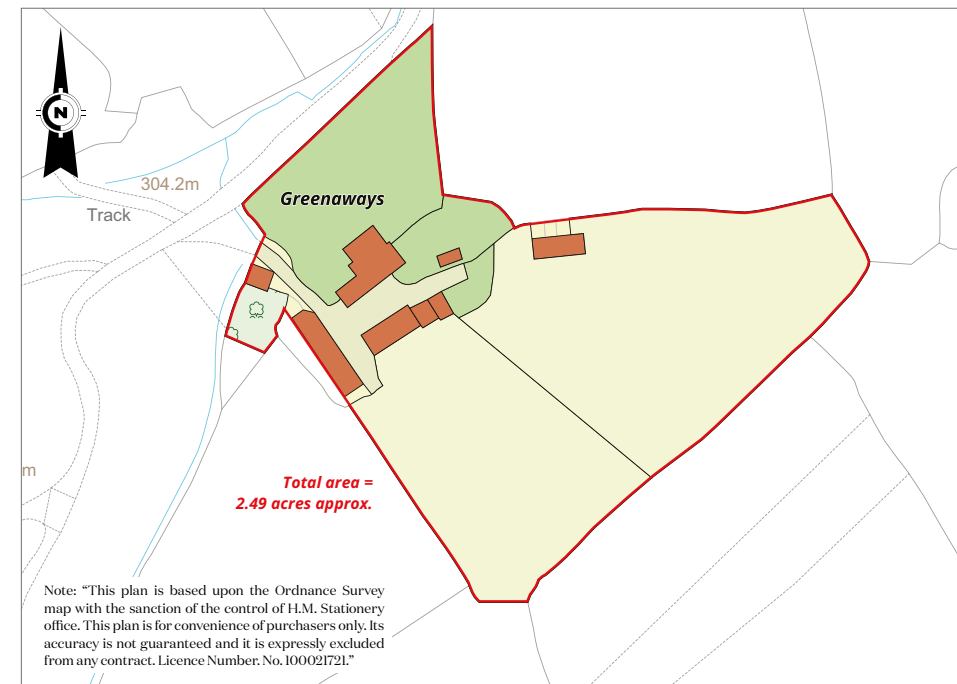
Planning Permission: Planning permission to convert barn to one bedroom annexe

Local Authority: Dartmoor National Park Authority 01626 832093

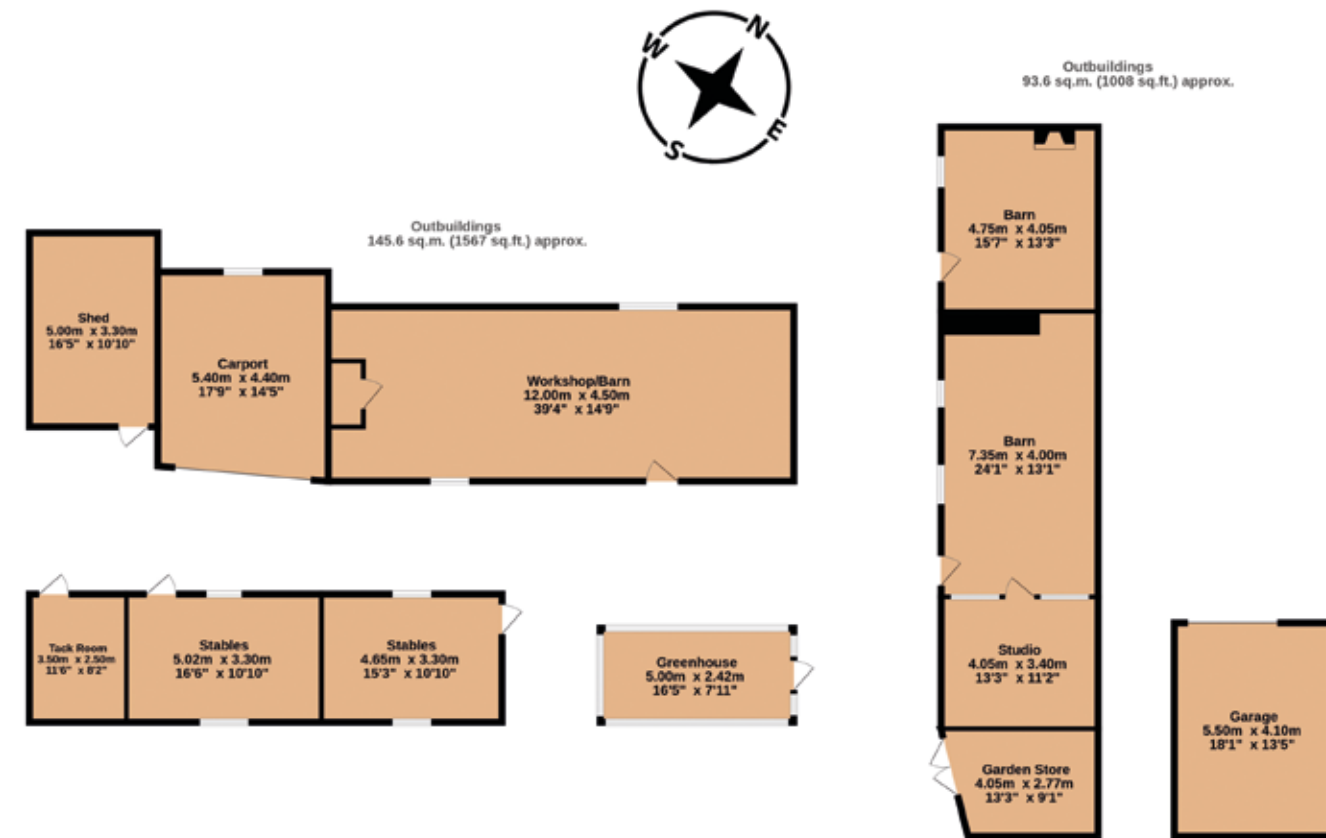
Council Tax: Band G

EPC: D

Directions: TQ13 8HS What3Words ///beefed.novels.unlimited



Approximate Gross Internal Area
469.1 sq.m. (5050 sq.ft.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

I would be delighted
to tell you more.

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