



**5 bedroom
Terraced
located in
Moorhaven.**

**Guide Price
£595,000**




MILLINGTON TUNNICLIFF

18 Church Lane, Moorhaven, Ivybridge, PL21 0XW



5



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EPC

62

PROPERTY DESCRIPTION

Occupying a superb position within the sought-after Moorhaven Village, this remarkable five-bedroom residence forms part of the prestigious conversion of the former Victorian Moorhaven Hospital. Surrounded by approximately 65 acres of beautifully maintained communal grounds on the edge of Dartmoor National Park, the property enjoys an enviable setting with glorious southerly views across the surrounding countryside.

Beautifully blending striking period architecture with contemporary living, the accommodation extends over three generous floors and offers an impressive balance of character, space and versatility.

The ground floor is centred around a spectacular open-plan living space, where soaring vaulted ceilings, an elegant bay window and dramatic floor-to-ceiling glazing create a wonderfully light-filled interior. The bespoke integrated kitchen flows effortlessly into the dining and sitting areas, making this an exceptional space for both everyday living and entertaining. A welcoming entrance hall, cloakroom and a versatile fifth bedroom with en-suite shower room complete the ground floor, ideal for guests or multi-generational living.

Overlooking the principal reception is a stunning mezzanine level, perfectly suited as a home office, library or additional sitting area, further enhancing the sense of volume and architectural interest. The second floor provides four well-proportioned bedrooms, including two with en-suite shower rooms, together with a stylish family bathroom.

Throughout the home, thoughtful modern enhancements complement the original

features, including attractive maple flooring across much of the ground floor, a substantial wood-burning stove creating a striking focal point within the living area, gas-fired central heating, uPVC double glazing to the rear, and a well-appointed integrated kitchen.

Outside, the property continues to impress. Tandem parking to the front provides space for up to four vehicles, while to the rear a balcony leads down to a private garden enjoying an open outlook and picturesque views over the surrounding landscape. Beyond the garden, residents benefit from access to the extensive communal grounds, offering acres of parkland, woodland and walking trails, making Moorhaven Village a truly unique place to call home.

Combining historic grandeur with modern convenience in an outstanding countryside setting, this is a rare opportunity to acquire an exceptional home within one of South Devon's most distinctive and desirable developments.

GROUND FLOOR

ENTRANCE HALL

Entrance door, radiator, stairs to upper floor, under stair storage with plumbing for washing machine, gas central heating boiler.

CLOAKROOM

Low level WC, wash basin.

BEDROOM 5

11' 7" x 9' 10" (3.54m x 3.01m)

French doors to front, radiator, maple flooring.

EN SUITE SHOWER/WC

Shower cubicle, wash basin and low level WC.

OPEN PLAN KITCHEN



21' 6" x 7' 8" (6.56m x 2.36m)

With modern range of base units and work surfaces, sink unit with mixer tap, integrated electric hob with inset extractor, oven, microwave, fridge/freezer and dish washer.

OPEN PLAN LIVING ROOM

19' 5" x 32' 10" (5.93m x 10.01m)

(Plus bay) A magnificent room with ceiling height of 5.30m and with feature wood burner. With Upvc double glazed picture bay window to rear with French doors to the balcony, floor to ceiling height Upvc double glazed windows to rear overlooking Moorhaven communal grounds, maple flooring, stairs to mezzanine.

MEZZANINE STUDY/GALLERY AREA

32' 10" x 15' 11" (10.01m x 4.87m)

A fabulous room directly overlooking the main reception area with open outlook, stainless steel wired balustrade.

SECOND FLOOR

LANDING

Upvc double glazed window to front.

BEDROOM 1

16' 0" x 16' 0" (4.89m x 4.88m)

Upvc double glazed windows to rear, access to loft, radiator.

EN SUITE BATHROOM/WC

7' 11" x 7' 6" (2.43m x 2.29m)

With bath, wash basin, low level WC, store cupboard, extractor.

BEDROOM 2

15' 11" x 13' 6" (4.86m x 4.13m)

Upvc double glazed windows to rear, radiator, built in cupboard.

FAMILY BATHROOM





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9' 8" x 9' 1" (2.97m x 2.79m)

With modern matching 4 piece suite comprising freestanding bath, shower cubicle, low level WC and wash basin.

BEDROOM 3**15' 9" x 12' 11" (4.82m x 3.95m)**

Upvc double glazed window to front, built in cupboards, radiator.

EN SUITE SHOWER/WC**7' 4" x 5' 7" (2.26m x 1.71m)**

With shower cubicle, wash basin and low level WC.

BEDROOM 4**11' 5" x 7' 2" (3.49m x 2.20m)**

Upvc double glazed window to front, radiator.

EXTERIOR

There is a covered wide portico at front which is across the front of the house leading to the entrance door. At rear there is an elevated balcony off the living room enjoying southerly views across Moorhaven communal grounds. From the balcony a spiral staircase leads to the rear garden which has a covered area beneath the balcony, which in turn leads to a mainly level garden with fish pond. The garden backs onto the extensive Moorhaven grounds. There are two tandem parking spaces at front providing parking for 4 vehicles.

COUNCIL TAX

Band E

TENURE

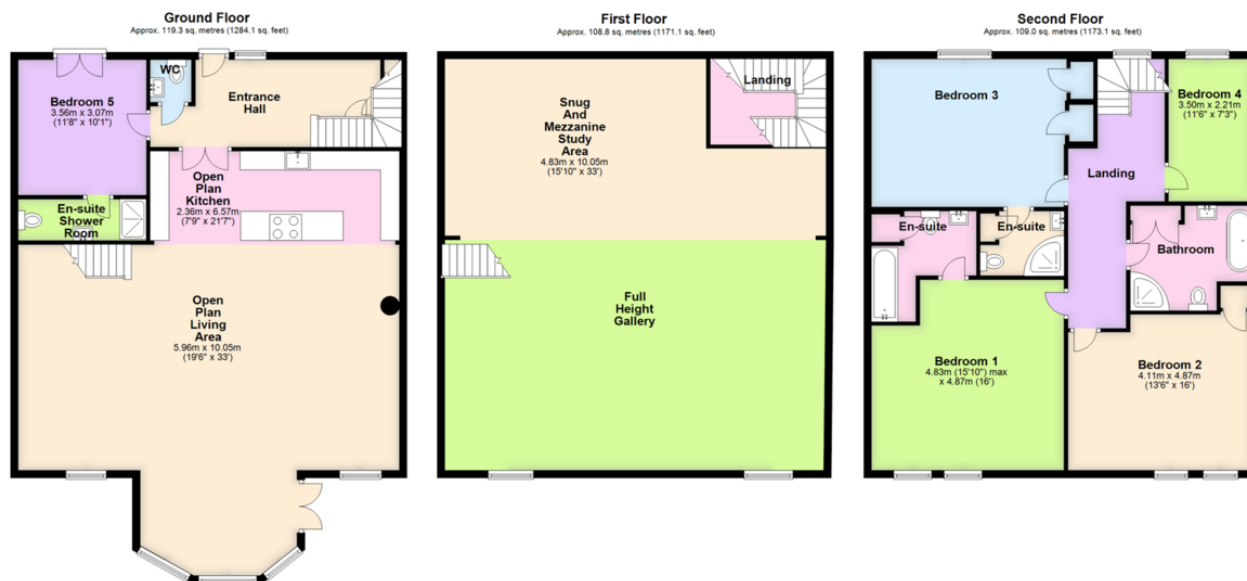
Freehold.

SERVICE CHARGE

There is a service charge in the order of £1,200 pa for the communal upkeep of Moorhaven. The Seller pays building insurance separately.



FLOORPLAN



Total area: approx. 337.1 sq. metres (3628.3 sq. feet)

CONTACT

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