



Cuckoofield, Chagford, Dartmoor, Devon





A beautiful home set within an **idyllic setting** with 1.86 acres of grounds on the edge of the popular village of Chagford.

Summary of accommodation

Cuckoofield

Kitchen/dining room | Sitting room | Four bedrooms | Bathroom

Annexe: Kitchen | Sitting room/dining room | Bedroom | Shower room

Gardens and grounds

Gardens | Paddocks | Two stables | Tack room | Log store | Workshop | Store room

In all approximately 1.86 acres

Distances

Chagford 0.4 miles, Moretonhampstead 4 miles, Okehampton 12 miles

Exeter 20 miles (London Paddington 2 hours)

(All distances and times are approximate)



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Situation

Cuckoofield is in a wonderful position in the renowned Dartmoor National Park and located on the edge of this popular village. Chagford is a picturesque stannary town on the north-easterly edge of Dartmoor. Chagford has been voted "Best rural place to live in Britain" by the Sunday Times and boasts a wide range of conveniences and speciality shops including a Post Office, surgery, pharmacy, family butcher, wine shop, bakery, green grocer, two delicatessens, various restaurants, cafés, pubs and a large hardware and household store. There are three hotels including Bovey Castle and the world famous Gidleigh Park with it's Michelin starred restaurant. Further afield is the market town of Okehampton which has a large Waitrose supermarket.

The village has a primary school, pre-school and Montessori. The Cathedral City of Exeter has a good selection of private schools, including The Maynard and Exeter School. The nearby ancient stannary and market town of Tavistock has Mount Kelly which is also a private school.

The A30, which is 4.5 miles away, gives good, quick access to Exeter and the M5. There are regular rail services to London Paddington from Newton Abbot and Exeter. Exeter Airport has a growing number of national and international flights, including daily flights to London City Airport.

Chagford is perfectly situated for Dartmoor's vast array of activities such as fishing, walking and cycling which are all within easy reach of the property. The village has its own outdoor river fed community swimming pool, which is within walking distance from the property. Bovey Castle, which has a superb 18 hole golf course and extensive leisure facilities, lies about three miles to the south.

The property

Cuckoofield is a wonderful home set within 1.87 acres of lovely land on the edge of the popular town of Chagford. The property has excellent reception space with beautiful views over the grounds and across to Kes Tor. At the heart of the home is the kitchen/breakfast room with a Rayburn and the sitting room with a wood burner. There is an attractive principal bedroom and three further bedrooms in the main house. There is a separate one bed annexe which can provide an income or overflow accommodation.



For equestrian use there are stables and there is also a separate workshop. It is worth noting that in addition to the outbuildings there are a number of raised beds and a mature garden as well as paddocks making this home both highly sought-after and versatile.

Services

Mains electricity and water. Ground source heat pump.

Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

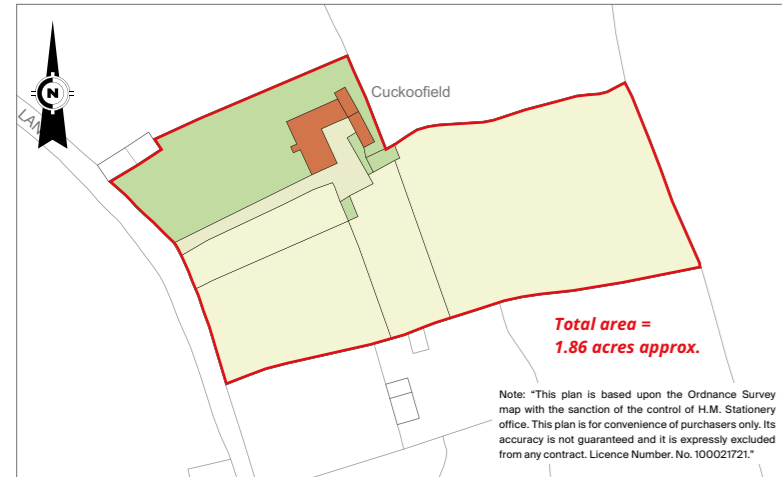
Directions (Postcode TQ13 8DL)

what3words: ///florists.super.indicated

From Exeter and junction 30 of the M5, take the A30, following signs for Okehampton. Continue for about 16 miles turning off at Whiddon Down. Proceed past the petrol station on the right and at the roundabout turn left towards Moretonhampstead on the A382. Follow this road beyond Sandypark until reaching the Junction at Easton Court and turn right, signposted 'Chagford'. Continue along this road for a short while, until you see a stone house on the right opposite a left turn. Take this left turning and Cuckoofield is the first property on the left.

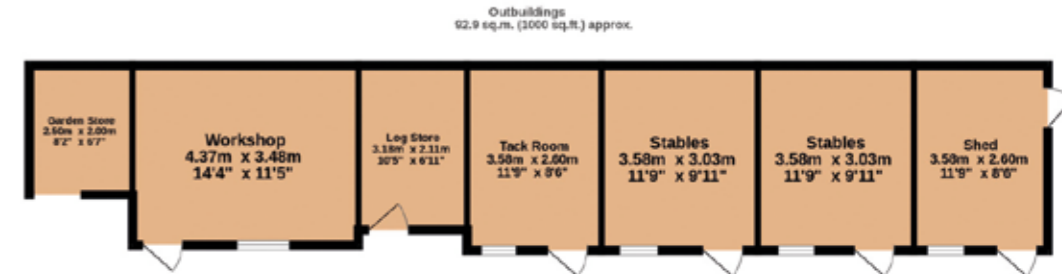
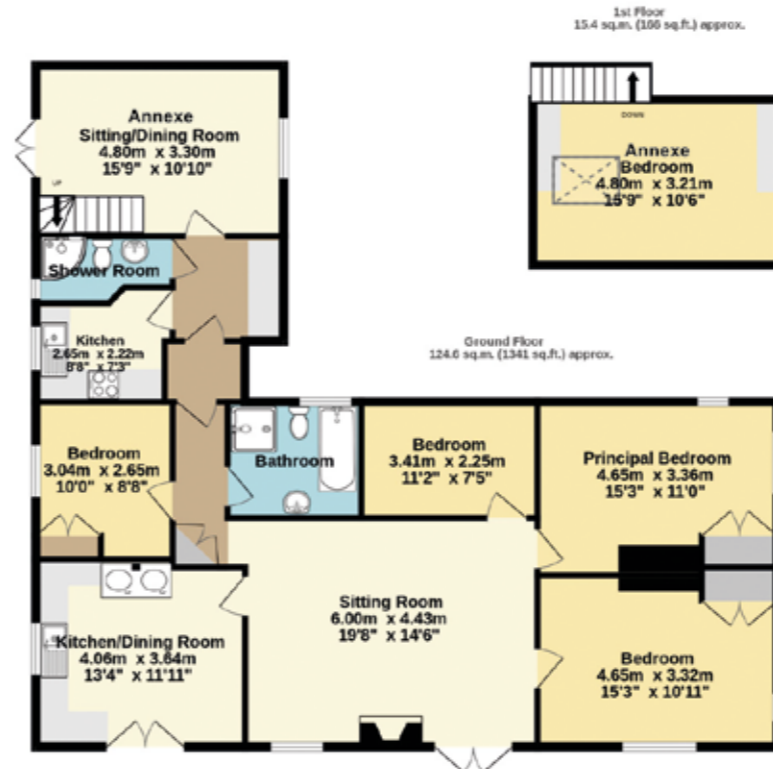
Property information

Tenure: Freehold
 Local Authority: West Devon Borough Council, Kilworthy Park, Tavistock Devon, PL19 0BZ
 Council Tax: Band E
 EPC Rating: E
 Guide price: Offers in Excess of £900,000



Approximate Gross Internal Floor Area 2507 sq ft / 232.9 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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