



THREE CROSS STREET, MORETONHAMPSTEAD TQ13 8NL

THREE CROSS STREET

MORETONHAMPSTEAD • DARTMOOR



A great opportunity to acquire a characterful and highly visible café premises in the heart of Moretonhampstead, just moments from the town square and its steady year-round footfall.

Occupying a prominent double-fronted position on Cross Street, the property offers an established trading layout with approximately 24 internal covers, complemented by a fully equipped commercial kitchen and well-organised preparation and service areas. The space lends itself naturally to continued café use but also presents clear potential for alternative concepts such as a wine bar, deli or hybrid hospitality offering, subject to any necessary consents.

Above, the property provides self-contained residential accommodation arranged over two upper floors, creating an appealing live/work opportunity or the option to generate additional income.

Set within one of Dartmoor's most popular market towns — known for its strong community, independent businesses and visitor appeal — this is a compelling lifestyle and business proposition in equal measure.



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THE DARTMOOR OFFICE

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KEY FEATURES

- Prominent town centre trading position just off the main square
- Licensed premises – suitable for café, wine bar or alternative uses
- Character double-fronted building with strong street presence
- Accommodation arranged over three floors
- Approx. 24-cover dining area plus additional overflow/waitress space
- Fully equipped commercial kitchen with prep and wash-up areas
- Self-contained residential accommodation over two upper floors
- Opportunity to live on-site or generate rental income







Positioned just off the bustling town square in the heart of Moretonhampstead, Cross Street Café occupies a highly visible and well-established trading position within one of Dartmoor’s most sought-after market towns. This is a property that naturally invites footfall.

The characterful double-fronted façade creates a strong sense of presence, drawing in both locals and visitors alike — a steady flow of trade supported by the town’s vibrant community and its role as a gateway to Dartmoor. Inside, the café offers a welcoming and well-proportioned customer space, currently arranged to provide approximately 24 covers. The layout feels both practical and adaptable, allowing for smooth day-to-day service while retaining a relaxed and inviting atmosphere for customers.

Flexibility to evolve



To the rear, the commercial kitchen is equipped and thoughtfully arranged, with dedicated preparation, cooking and wash-up areas. It is a space designed for efficiency — supporting an established trading model while offering scope for refinement or repositioning.

While currently operating as a café, the property offers clear potential for a variety of hospitality concepts. Whether reimagined as a wine bar, deli, evening venue or hybrid offering, the layout and location provide an excellent foundation for a business to evolve — subject to any necessary consents. This adaptability is a key part of the opportunity.

Living Above — A True Lifestyle Offering



Arranged across the upper two floors, the property includes self-contained residential accommodation, creating a natural live/work environment.

This element transforms the opportunity from purely commercial into something more lifestyle-led — the ability to live on-site, reduce overheads or generate additional rental income.

The separation between the commercial and residential space allows both to function independently while remaining connected.



Arranged across the upper floors, the residential accommodation offers a surprisingly generous and characterful living space — far more than simply ancillary rooms above a commercial premises.

The living area feels relaxed and informal, with a natural flow that suits both day-to-day living and unwinding after service. There is a sense of separation from the café below, allowing the space to function as a genuine home rather than an extension of the business. The bedroom accommodation is comfortable and well-proportioned, offering flexibility for owner occupation or guest use.



Key Facts for Buyers

TENURE

Freehold. The property sits within a conservation area.. Please note there is a flying freehold with the property.

Previously operating as a well-regarded bottle shop and café, the property naturally lends itself to a more lifestyle-led hospitality offering — whether as a relaxed daytime café, an evening wine bar or a hybrid concept that evolves throughout the day. The character of the space, combined with its central position, creates an environment that feels both social and adaptable — perfectly suited to Moretonhampstead's vibrant and community-driven setting.

PARKING

There is no parking with the property.

COUNCIL TAX - Band B

BUSINESS RATES -

EPC - C

SERVICES

Mains water, electric and drainage are connected to the property.

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 point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance

PLEASE NOTE - Please note: selected images reflect the property during its previous use as a wine bar and are intended to illustrate the potential and atmosphere of the space.

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 we may 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 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.

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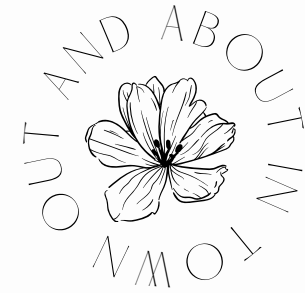
Floorplans



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

MORETONHAMPSTEAD

Dartmoor Living with Year-Round Trade



Moretonhampstead is one of Dartmoor's most popular and characterful market towns, known for its strong sense of community, independent businesses and steady visitor trade.

Positioned on the edge of Dartmoor National Park, the town attracts walkers, cyclists and tourists throughout the year, creating consistent demand for hospitality venues. The town square acts as a natural hub, hosting markets, events and daily activity — all of which contribute to the footfall that supports businesses such as this.

Despite its rural charm, Moretonhampstead remains well connected, with access to Exeter and the A30 within easy reach.

It is this balance — community, tourism and accessibility — that makes the location so compelling.





THREE CROSS STREET

MORETONHAMPSTEAD • DEVON



SCAN ME
TO BOOK
A
VIEWING

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Email: hello@sawdyeandharris.co.uk

