



BOLDVENTURE

Chagford, Devon



A MODERNISED TRADITIONAL DARTMOOR FARMHOUSE WITH OUTBUILDINGS, PASTURELAND AND WOODLAND, IN AN IDYLIC LOCATION AT THE END OF A PRIVATE DRIVE, SURROUNDED BY ITS LAND, AND WITH DIRECT ACCESS TO THE MOOR

Summary of accommodation

Ground Floor: Drawing room | Sitting room | Dining room | Kitchen/breakfast room | Garden/sun room | Utility room | Shower room | Boot room

First Floor: Principal bedroom/dressing room/shower room | Study/bedroom | Three further bedrooms and bathroom

Outside: Carport | Workshop | Garage | Barn with office and stores | Stables | Gardens | Pastureland | Woodland

In all about 12.03 acres (4.87 hectares)

Distances: Chagford 2.5 miles, Moretonhampstead 7 miles, A30 6 miles, Okehampton 14 miles, Exeter 23 miles
(All distances are approximate)

Guide price: £1,350,000

SITUATION

Boldventure is situated about two and a half miles to the south west of Chagford, on the north eastern side of Dartmoor National Park, and on the edge of the open high moor of Chagford Common and below Middle Tor.

The lovely moorland town of Chagford, centred around its Market Square, has many fine old granite buildings, including the beautiful St Michael’s Church, and a wealth of independent shops and art galleries.

There is a good range of facilities, including primary and Montessori schools, doctors’ and dentists’ surgeries, vet, library and pharmacy as well as a selection of pubs, restaurants, cafés and open air swimming pool. Shops include butcher, baker, delicatessen and greengrocer. Nearby is the renowned Gidleigh Park Hotel.

There is an active local community with sports clubs including cricket, football, tennis and bowling and there is the annual Chagford Agricultural Show, weekly farmers’ market, Two Moors classical music festival and film festival. There is golf at Bovey Castle.

The nearby town of Okehampton has a Waitrose store, leisure centre and secondary school and there are private schools at Stover and in Exeter.

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, cycling, fishing, riding etc.

The university and cathedral city of Exeter has a comprehensive selection of shopping, cultural, leisure and sporting facilities. There is easy access to the A30 dual carriageway at Whiddon Down, leading west into Cornwall, via Okehampton, and east to Exeter and the M5 motorway and where there are stations with mainline connections to London (Paddington and Waterloo) and an airport.



THE PROPERTY

Boldventure occupies an idyllic location in the heart of Dartmoor National Park, situated at the end of a long, private drive, offering complete peace and seclusion, surrounded by its own pastureland and woodland, and with direct access onto the open moor and outstanding views.

The house is reached via a private lane and drive of about half a mile from the public road. There is a right of way over the first section and then a private drive leads through the paddocks up to the house and buildings.

Boldventure is a delightful, traditional Dartmoor farmhouse. The house has been renovated and modernised and is well presented, whilst features such as exposed roof timbers on the first floor, attractive granite fireplaces and exposed stone walls have been retained.

Along the front of the house are the sitting room and large drawing room, each with granite fireplaces with woodburners, and also the kitchen/ breakfast room, with contemporary fitted kitchen and part exposed stone wall, opening into the lovely, light garden/sun room, all with stone paved flooring and the garden room being timber framed and glazed



around three sides with French doors to the terrace and gardens. Also off the kitchen is the dining room and a separate laundry/cloakroom/utility room, at the rear of the house is the boot room and back door.

On the first floor is the principal bedroom with en suite dressing room and shower room, three further bedrooms and a bathroom, as well as a study/bedroom off one of the bedrooms. In addition, two bedrooms at the south end of the house, together with the ground floor bathroom, offer excellent potential to be configured as an annexe, providing flexible accommodation for multi-generational living.





To the front of the house is a broad terrace providing a delightful area for outdoor dining and sitting and with steps down to the terraced gardens beyond, with stone walls, lawned areas and ornamental trees and shrubs.

Adjoining the house to one side is the workshop and to the other the carport. Beside the house is the large general purpose outbuilding incorporating barn, office and stores and with solar panels on the roof. All outbuildings have power and lights. Beside the entrance drive is a two bay garage building and an open fronted stable building with four loose boxes.

Surrounding the house and buildings are a range of gently sloping pasture paddocks, with field shelters, and a track leads through an adjoining area of delightful, natural woodland of about two and a half acres to a gate directly out to the open moor, providing wonderful opportunities for riding out, walking etc.





PROPERTY INFORMATION

Tenure: Freehold

Services: Main electricity, Solar panels, Underfloor heating, Oil, Private water (borehole) and drainage (Sewage treatment plant, complying with modern regulations). Solar thermal water heating.

Rights of Way: The Two Moors Way public footpath crosses the land near to the entrance, as shown on the plan. The driveway has a right of way.

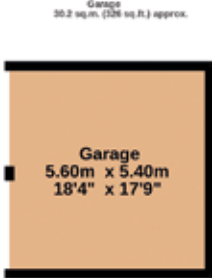
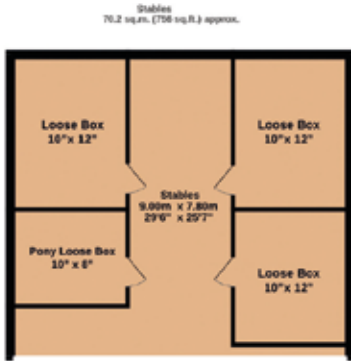
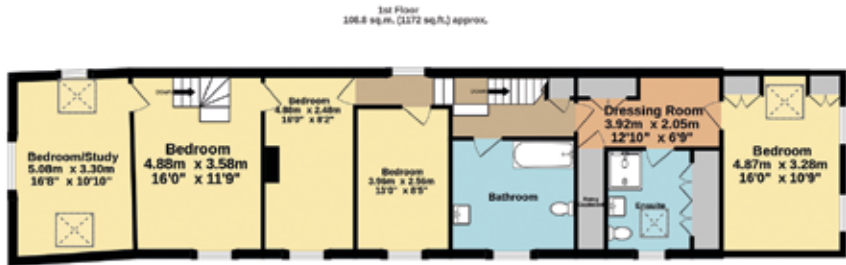
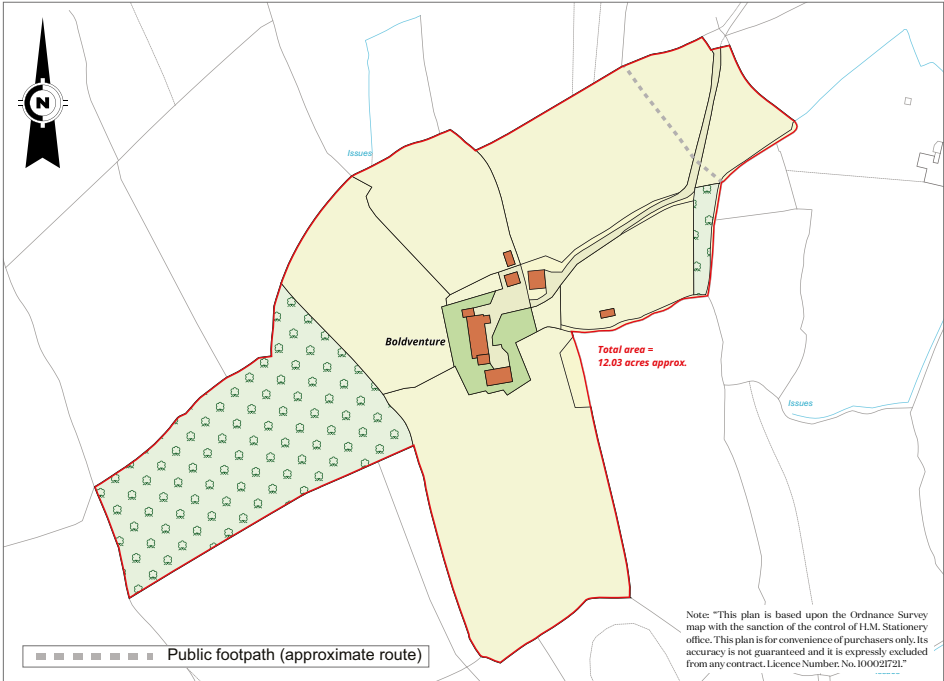
Agents note: Suspected asbestos at property - please enquire for further information. Commoners rights to graze livestock on Dartmoor.

Local Authority: West Devon Borough Council: 01822 813600

EPC: D

Council Tax: F

Directions: TQ13 8EX what3words ///stadium.florists.improve



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

Approximate Gross Internal Area
516.1 sq.m. (5555 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.

I would be delighted
to tell you more.

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