



JAYS COTTAGE, 17 CROSS STREET, MORETONHAMPSTEAD



17 CROSS STREET

MORETONHAMPSTEAD • TQ13 8NL

Set along Cross Street in the centre of Moretonhampstead, Jays Cottage is a characterful period cottage with an attractive traditional frontage and well-proportioned accommodation arranged over three floors.

The ground floor provides a spacious living/dining room with an impressive exposed stone fireplace and gas effect wood burner, creating a warm and welcoming focal point. To the rear, the kitchen continues the characterful feel, with exposed stonework, tiled flooring and practical working space.

There are two generous bedrooms arranged over the upper floors, together with a first-floor bathroom and second-floor shower room. The accommodation is spacious and offers flexibility for full-time living, a Dartmoor base, or a low-maintenance home within easy reach of the town's amenities.



SAWDYE & HARRIS
THE DARTMOOR OFFICE

01364 652652
HELLO@SAWDYEANDHARRIS.CO.UK

KEY FEATURES

- Characterful period property in the heart of Moretonhampstead
- Spacious living/dining room with exposed stone fireplace
- Gas effect stove creating a warm focal point
- Kitchen with exposed stonework and tiled flooring
- Two bedrooms arranged over the upper floors
- First-floor bathroom and second-floor shower room
- Flexible accommodation over three floors with basement
- Convenient town centre position close to shops, cafés and amenities
- On street parking nearby
- Excellent access to Dartmoor countryside and local walks
- No onwards chain







Stone steps with iron railings rise to the front door, set beneath a small canopy and framed by sash-style windows and seasonal planting. From here, the door opens directly into the main living and dining room — a welcoming, character-rich space where the exposed stone fireplace with inset gas fired stove create a natural focal point. With windows to the front and room for both seating and dining, it is a comfortable everyday room with a sociable feel.





From the living/dining room, the accommodation continues through to the kitchen at the rear. This is a practical cottage-style kitchen, with tiled flooring, timber-fronted units, a sink beneath the rear window and an attractive exposed stone recess adding warmth and texture. The staircase rises from this area, with a small breakfast/bar area tucked beneath, making good use of the ground floor layout.



The first floor provides a generous principal bedroom to the front of the property, with good natural light and space for freestanding furniture. A bathroom is also positioned on this level.

Stairs continue to the second floor, where a further spacious bedroom sits beneath the roofline, lit by rooflights and served by an additional shower room.





Key Facts for Buyers

TENURE - Freehold.

COUNCIL TAX BAND - C

EPC - D

SERVICES

The property has all mains services connected. There is gas fired central heating.

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 aspect of the property that is particularly important to you, we recommend contacting us to confirm the details and availability before arranging a viewing or travelling any distance.

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

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 that we would 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 plus VAT 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:

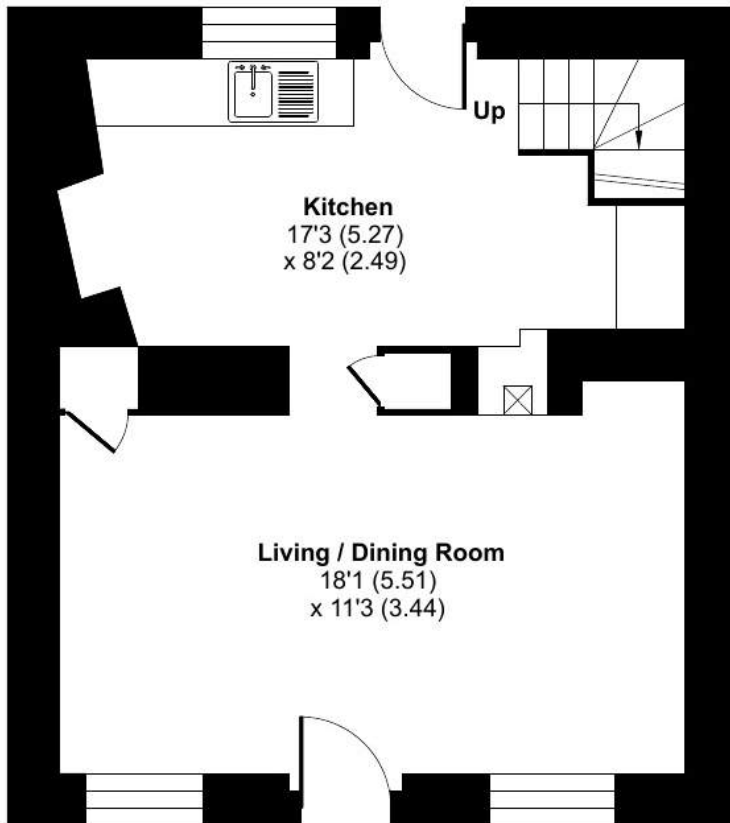
- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

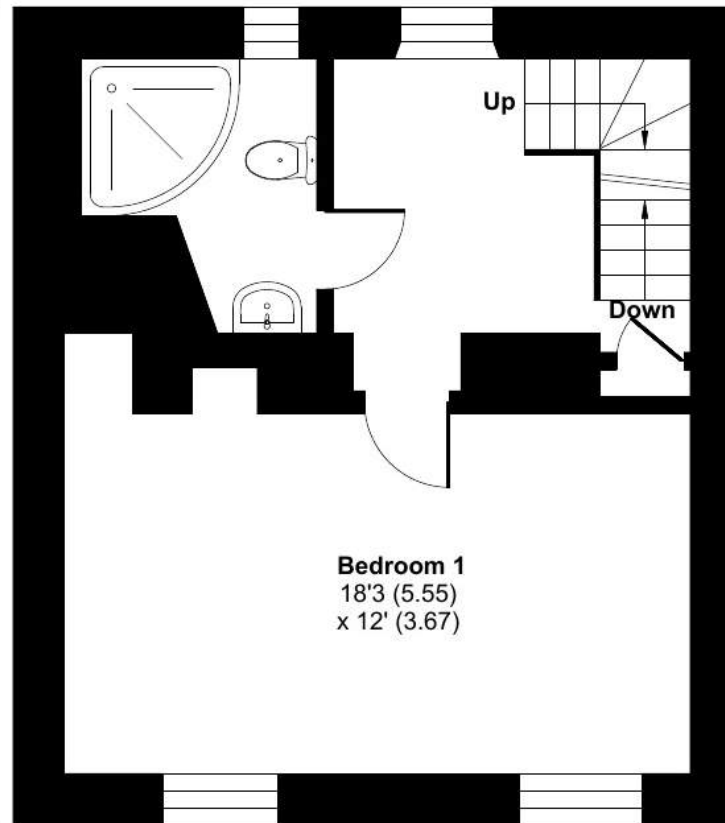
Cross Street, Moretonhampstead, Newton Abbot, TQ13

Approximate Area = 1139 sq ft / 105.8 sq m

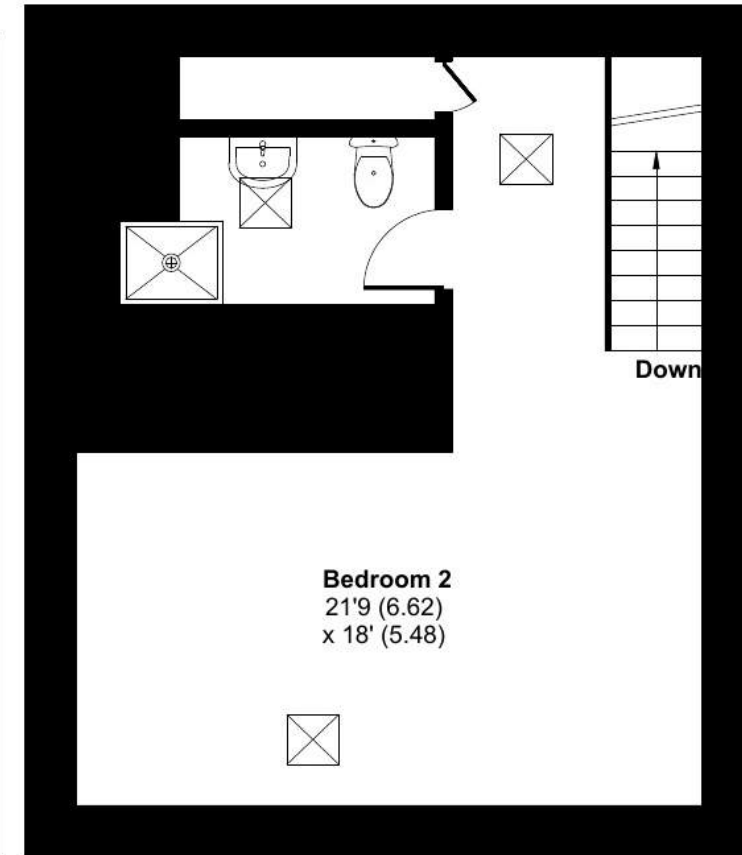
For identification only - Not to scale



GROUND FLOOR



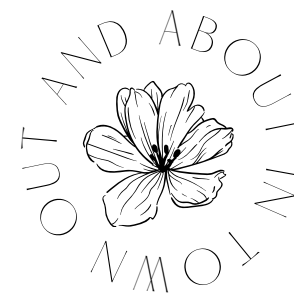
FIRST FLOOR



SECOND FLOOR



MORETONHAMPSTEAD



Moretonhampstead is one of Dartmoor's most loved market towns — a vibrant and welcoming community set within the National Park.

With its independent shops, cafés, pubs and strong sense of local life, it offers a perfect balance of convenience and character. Surrounded by open moorland, woodland walks and dramatic landscapes, it is an ideal setting for those drawn to the outdoors.

Despite its rural feel, the town remains well connected, with Exeter within easy reach, making it a highly desirable location for both full-time living and lifestyle moves.



17 CROSS STREET

MORETONHAMPSTEAD • DEVON



SCAN ME
TO BOOK
A
VIEWING

To view simply call: 01364 652652 |
Email: hello@sawdyeandharris.co.uk

