



ONE COURTENAY TERRACE, MORETONHAMPSTEAD

## KEY FEATURES

- Elevated edge-of-town position with far-reaching countryside views
- Substantial Victorian villa with balanced, generous proportions
- Four bedrooms, including principal with en suite
- Flexible reception spaces suited to modern family life
- Updated kitchen with a clean, contemporary feel
- Character features including fireplaces and exposed stonework
- Extensive cellar with storage and potential
- Self-contained annexe above detached double garage
- Annexe restricted to ancillary use (not for separate letting)
- Mature, enclosed gardens with terraces and lawn
- Ample off-road parking
- Walking distance to Moretonhampstead town centre and Dartmoor

What sets this home apart is the way it brings together space, setting and versatility. The main house, gardens and outlook work in quiet harmony, creating a home that supports modern family life while remaining closely connected to its surroundings.

Having been a much-enjoyed home for over twenty years, it carries a warmth and familiarity that is immediately apparent — a place shaped not just by its setting, but by the life within it. The presence of a self-contained annexe adds a further layer of flexibility for extended family, complemented by generous parking and the practicality required for everyday living.



# Welcome



There is an immediate sense of space on entering — a wide hallway, natural light and a glimpse through to the rooms beyond setting the tone for the house as a whole.

From here, the principal reception rooms unfold to the front, both enjoying a bright aspect and a natural connection to the surrounding landscape. These are comfortable, well-balanced spaces — equally suited to quieter moments or to a house full of people.

*What defines this home is the way it brings together space, setting and versatility with a natural sense of ease.*





The main sitting room is well-proportioned, centred around a fireplace that provides a natural focal point. It is a room that naturally draws people in, equally suited to quieter evenings or to a house filled with family and friends, with its multi-fuel burner adding warmth and character.

Alongside, the second reception room offers a slightly more relaxed setting, which works well as an additional sitting room or family space — somewhere that can adapt easily depending on the needs of the day or relax and watch TV.

To the front of the house, the conservatory extends the living space further, positioned to take full advantage of the outlook. It is a naturally light-filled room, offering a more informal place to sit throughout the day, with views stretching across the surrounding countryside towards Dartmoor. It provides a gentle transition between house and garden, particularly in the warmer months.







Moving through, the house begins to open out towards the rear. The kitchen has been more recently updated, introducing a clean, contemporary feel that sits easily within the overall character of the house. It is a practical and considered space, with a calm palette and generous storage, designed for everyday use.

Adjoining this, the dining area brings a different atmosphere — more textural and grounded, with exposed stonework and a fireplace anchoring the room with a yellow gas fired Rayburn giving a lovely feel to this home. Doors open directly onto the garden, allowing the space to extend naturally outdoors, particularly in the warmer months. Together, these spaces create a natural hub to the house, balancing everyday practicality with a more relaxed, characterful setting. From the inner hallway, stairs descend to an extensive cellar — a genuinely useful space offering substantial storage and practical potential.



Stairs rise to the first floor, where the sense of proportion continues. Four bedrooms are arranged across this level, each enjoying a pleasant outlook, with several drawing the eye towards the surrounding countryside.

The principal bedroom benefits from its own en suite, while the remaining rooms are served by a family bathroom.

Each room feels comfortable and well balanced, offering flexibility for family life as needs evolve over time.





The family bathroom is thoughtfully arranged and well-sized, providing a calm and practical space for everyday use. Natural light enhances the room, while the layout is designed to comfortably serve the surrounding bedrooms.

# The Annex





Set above the detached double garage, the annexe provides a well-considered and self-contained living space, positioned to enjoy both privacy and a pleasant outlook across the gardens. Accessed independently, it opens into an open-plan living area, where kitchen, dining and sitting spaces are arranged with a natural sense of flow. Light is drawn in through French doors, which lead out to a small private terrace, creating an easy connection to the outside and a sense of separation from the main house. A separate bedroom and bathroom complete the accommodation, allowing for comfortable day-to-day living. A particularly valuable addition to the property, offering flexible accommodation well suited to extended family, independent living or a quieter space away from the main house.

We understand its use is restricted to purposes ancillary to the main dwelling.

# Outside

The property is approached via a generous sweeping driveway, providing ample parking and leading up to the detached double garage.

The gardens have evolved into a mature and well-balanced setting, wrapping up and around the house to the rear, offering both privacy and views.

A decked terrace to the front enjoys an elevated position with far-reaching views — an ideal spot for outdoor dining — while to the rear, a paved terrace leads up to an expansive lawn bordered by established trees and planting.

The gardens follow the natural shape of the plot, with areas that catch the light at different times of day.

Homes that combine this quality of position, this breadth of accommodation and this proximity to one of Dartmoor's most characterful market towns are rarely offered. Courtenay Terrace is not simply a house to move into — it is one to grow into, and to stay.





# Key Facts for Buyers

## **TENURE** - Freehold.

The annexe has current planning permission for use by an elderly relative.

## **COUNCIL TAX**

Main house - Band E  
The Annexe - Band A

## **EPC**

Main House - D  
The Annexe - C

## **SERVICES**

The properties are served by all mains services and gas fired central heating

## **BROADBAND**

Superfast 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**

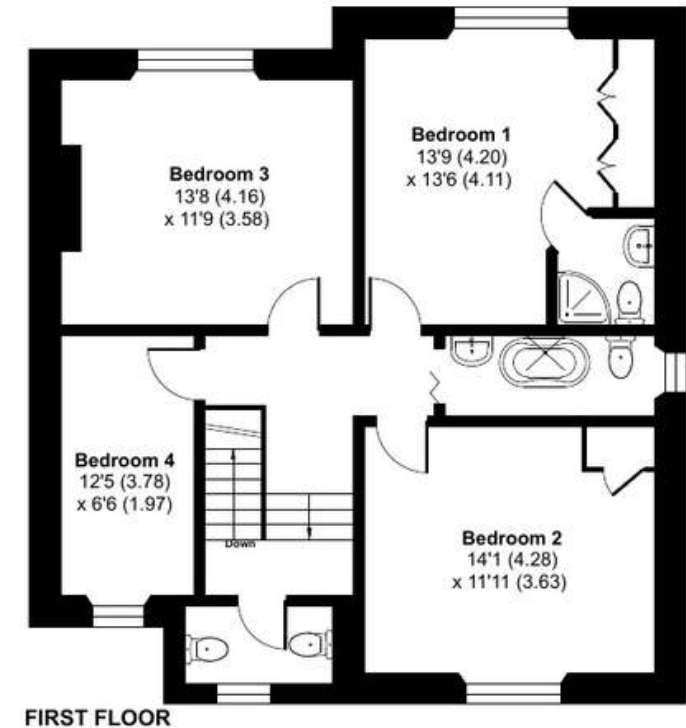
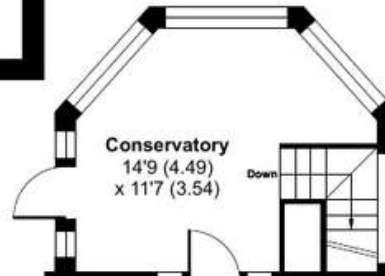
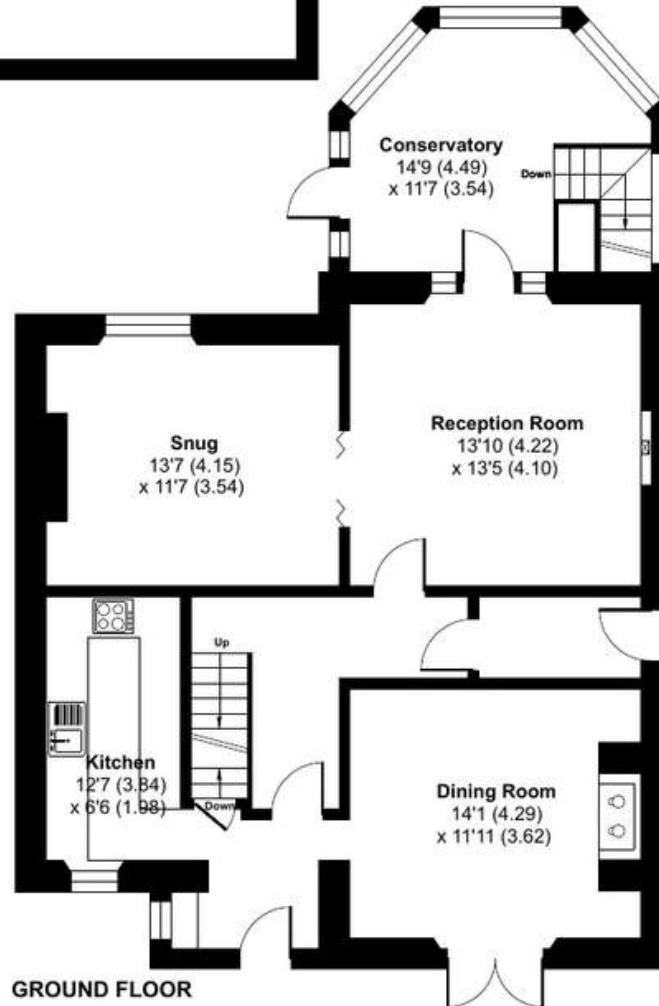
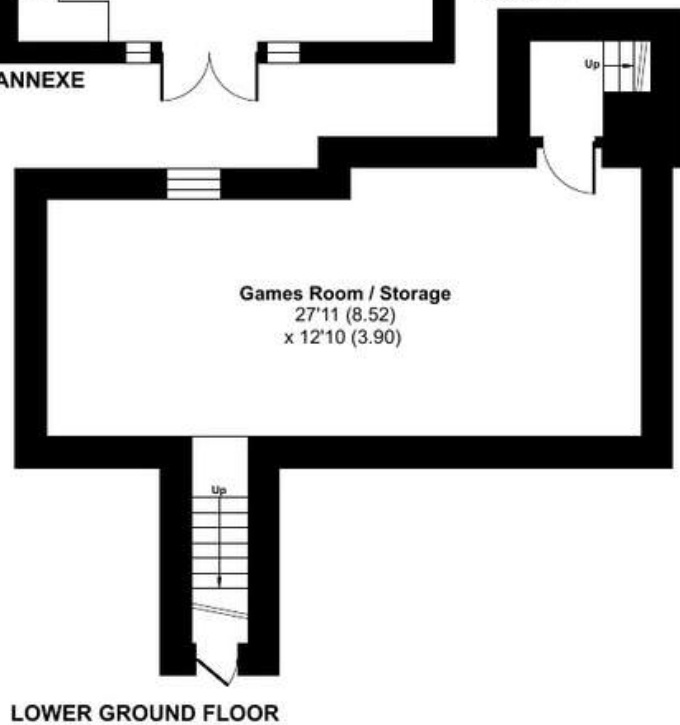
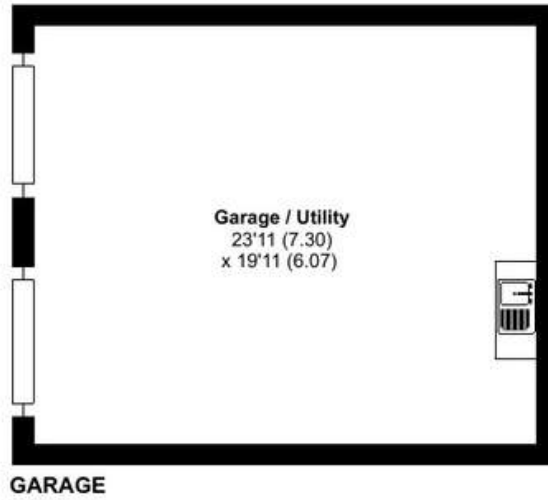
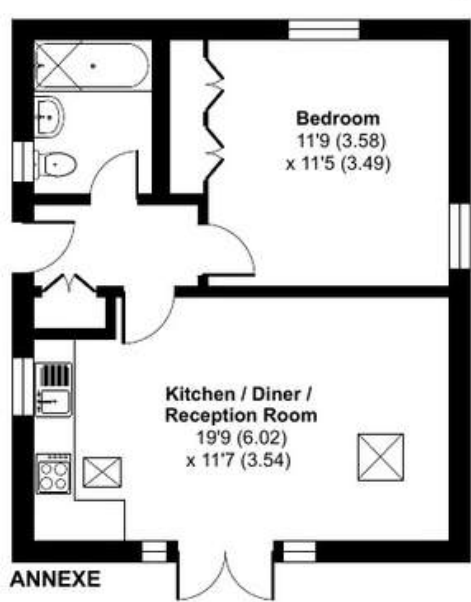
Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652 Email - [hello@sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

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.



# Courtenay Terrace, Station Road, Moretonhampstead, Newton Abbot, TQ13

Approximate Area = 2185 sq ft / 202.9 sq m  
 Annexe = 472 sq ft / 43.8 sq m  
 Garage = 477 sq ft / 44.3 sq m  
 Total = 3134 sq ft / 291 sq m  
 For identification only - Not to scale



# 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.

# TRANSACTION READY



This property is offered Transaction Ready with a HIPLA Digital Legal Pack prepared from day one.

## What this means for you:

- ✓ Move faster – legal documents ready before you make an offer
- ✓ Greater confidence – key information available upfront
- ✓ Fewer delays – pre-prepared pack reduces conveyancing hold-ups
- ✓ Smoother process – your solicitor can start work immediately

## What's included:

The pack includes official HM Land Registry documents, completed Property Information Forms, and essential legal documentation – all securely prepared and ready to share with your conveyancer.

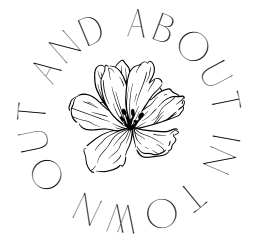
## THE RESULT?

A faster, smoother property purchase with fewer surprises and less waiting around.

Ask about viewing the Digital Legal Pack before making your offer.

*Transaction Ready through HIPLA Digital Legal Pack*

# About... Moretonhampstead



Moretonhampstead sits at the north-eastern gateway to Dartmoor National Park – close enough to the moor to feel genuinely connected to it, while retaining all the character and convenience of a proper Devon market town. It is a place people tend to stay in once they discover it, and it is not difficult to understand why.

The town itself offers a good range of everyday amenities: independent shops, a well-regarded primary school, a doctor's surgery, a Post Office, cafés and pubs that serve the community as much as visitors. The White Hart Hotel on the Square is a landmark in its own right, and The Horse and Hippo cafe/restaurant also offer fantastic food.

Beyond the town, the National Park is immediately accessible – whether on foot through ancient lanes and high moorland, by bike, or simply by car to any number of striking viewpoints and open spaces. Castle Drogo, the National Trust's remarkable early twentieth century granite fortress, is within a few miles, as is the beautiful Teign Gorge and the village of Chagford, one of Devon's most admired small towns with its own collection of independent shops, galleries and excellent restaurants.

For connectivity, Exeter is around seventeen miles to the east, easily reached via the A30, and offers a mainline railway station with fast services to London Paddington. Newton Abbot, with its own station and wider retail offer, is around nine miles to the south. Moretonhampstead strikes a balance that is genuinely difficult to find: the pace and beauty of Dartmoor life, with the wider world well within reach.





ONE COURTENAY TERRACE

MORETONHAMPSTEAD • DEVON



SCAN ME  
TO BOOK  
A  
VIEWING

To view simply call: 01364 652652 |  
Email: [hello@sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

