



Offered with NO ONWARD CHAIN, this charming two-bedroom character home features an open-plan living/dining room, separate kitchen, enclosed garden, driveway parking for two vehicles and attractive countryside views to the rear, all within a peaceful courtyard-style setting.

1 Colwill Mews | Court Street | Moretonhampstead | TQ13 8LG





PROPERTY TYPE

Semi-Detached Cottage



SIZE

770 sq ft



LOCATION

Moretonhampstead



AGE

Pre 1800s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Patio



EPC RATING

69 D



COUNCIL TAX BAND

C



in a nutshell...

- Character Granite Cottage
- Two Bedrooms
- Open-Plan Living/Dining Room
- Separate Kitchen
- Vaulted Ceiling with Exposed Beams
- Family Bathroom
- Enclosed Low-Maintenance Garden
- Driveway Parking for Two Vehicles
- NO ONWARD CHAIN
- Moretonhampstead



the details...

Offered to the market with NO ONWARD CHAIN, this charming granite-built two-bedroom character home combines attractive stone elevations with well-presented accommodation, an enclosed garden and driveway parking for two vehicles, all set within a pleasant courtyard-style setting with countryside views. Entering through the front door, you are welcomed into an entrance area with a useful built-in storage cupboard. This opens into a spacious open-plan living and dining room, providing a bright and versatile space for relaxing and entertaining. To the rear, the separate galley-style kitchen is fitted with a range of wall and base units, contrasting worktops and tiled splashbacks. An integrated oven, gas hob and extractor hood are included, while windows to both the front and rear aspects provide excellent natural light. There is also space for additional appliances and further worktop space.

The first floor offers two bedrooms and a family bathroom. The principal bedroom is a generous double with vaulted ceilings, exposed timber beams, a rooflight and an additional window, creating a light-filled room with plenty of character. The second bedroom is ideal as a guest room, nursery or home office and includes a useful mezzanine storage space. The bathroom is fitted with a panelled bath with shower over, wash hand basin and WC, complemented by tiled walls, a rooflight and a useful built-in storage cupboard.

Outside, the enclosed garden features paved and gravelled areas, creating a low-maintenance space for outdoor seating. The property also benefits from off-road parking for two vehicles, attractive views across the surrounding countryside to the rear. There is a right of access through the garden for the adjacent property.

Approximate Gross Internal Area 770 sq ft - 71 sq m

Ground Floor Area 403 sq ft – 37 sq m

First Floor Area 367 sq ft – 34 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of floors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.



the location...

Moretonhampstead is self-contained and provides an excellent range of amenities including a range of shops, butchers, deli, greengrocers, pubs & restaurants, swimming pool, modern recently constructed primary school, public library & hospital, dentists & vets. The cathedral city of Exeter is a pleasant twelve-mile drive. Exeter has a first-class shopping centre, wide range of amenities and links to the national road & railway network as well as an international airport. The property ideally located to access to the uplands of Dartmoor and the beautiful Teign Valley countryside to the north.

Shopping

Late night pint of milk: Co-op 0.1 mile

Town centre: 0 mile

Supermarket: Lidl Bovey Tracey 6.9 miles

Relaxing

Beach: Teignmouth 17.7 miles

Park: 0.2 mile

Travel

Bus stop: Approx. 230ft

Train station: Exeter 13.7 miles

Airport: Exeter 21 miles

Schools

Primary: Moretonhampstead Primary School: 0.4 mile Secondary: South Dartmoor Community College 13.5 miles (free bus)

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 8LG**

how to get there...

From Bovey Tracey, follow the A382 towards Lustleigh and Moretonhampstead for around 7 miles. Once you reach Moretonhampstead, continue into the town centre until you reach the crossroads. Turn left, continue past the shops. On your right you will see railings. Follow this until the end. The driveway can then be found on your right hand side.

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