

# Shilstone Chagford, Devon

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An outstanding mini-estate on the edge of Dartmoor National Park. At its heart is a **beautifully restored and interior designed** Grade II listed house complemented by two cottages, a party barn, traditional outbuildings and extensive equestrian facilities. All set within about 30 acres of mature gardens, pasture, and woodland.

### Summary of accommodation

Reception hall | Drawing room | Dining room | Kitchen/breakfast room | Garden room | Cloakroom | Boot room | Utility room

Principal bedroom suite with en suite bathroom | Three bedrooms with en suite facilities | Further bedroom | Shower room

Adjoining entertaining barn with 34' dining hall, catering kitchen, and mezzanine gallery

Two guest/holiday cottages (three bedrooms each)

Equestrian yard with six loose boxes, covered working and vehicle storage areas, and two outdoor riding arenas

Traditional granite barns

Extensive mature gardens with Ash House

Pasture paddocks and woodland featuring the iconic Spinster's Rock

In all about 29.93 acres

### Distances

Chagford 3 miles, Exeter 17 miles (London Paddington from 2 hours 3 minutes)

(All distances and times are approximate)



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## Situation

Shilstone enjoys an idyllic and secluded position on the edge of Dartmoor National Park, surrounded by the breathtaking scenery for which the region is renowned. Just three miles away is the historic market town of Chagford, offering a range of amenities including shops, a health centre, a library, and excellent schools. The area is a delight for outdoor enthusiasts, with Dartmoor's vast moorland, wooded valleys, and rushing streams providing endless opportunities for walking, riding, and fishing.

Despite its tranquil setting, Shilstone benefits from excellent transport links. The A30 dual carriageway is just 2.5 miles away, providing easy access to Exeter and its mainline rail station, while the M5 motorway connects to the broader national network.

Exeter, a vibrant university city, offers excellent schooling including The Maynard and Exeter School. Cultural attractions, and a wide range of dining options are also on offer.

Nearby, renowned establishments such as Gidleigh Park and Bovey Castle provide fine dining and leisure opportunities, making Shilstone not only a peaceful retreat but also a well-connected base from which to explore the best of Devon.

## Shilstone

Positioned centrally within its extensive grounds, Shilstone enjoys elevated views towards the moor, offering some breath-taking views. The property's elevated position ensures it is well-protected by the surrounding landscape, with the rising ground to the southwest offering a natural barrier that enhances its sense of privacy and seclusion.

Shilstone is an historic farmstead with origins dating back to Saxon times, now transformed into a luxurious family residence that perfectly marries period charm with contemporary living. The property has undergone an extensive refurbishment with exceptional interior design, resulting in a home that is as functional as it is beautiful, offering the highest standards of modern comfort within a framework of traditional elegance.



The house, a fine example of traditional stone construction, sits under a thatched roof. Set around a picturesque courtyard of granite barns, Shilstone gives a first impression of timeless elegance, while the recent renovations have introduced an array of modern conveniences and design flourishes that elevate the living experience.

Upon entering the property, you are greeted by a series of spacious reception rooms that have been meticulously designed to accommodate both grand entertaining and intimate family gatherings. The drawing room and dining room are generously proportioned, with large windows that flood the spaces with natural light and French doors that open onto the sheltered gardens and dining terraces. These rooms have been thoughtfully decorated with a blend of classic and contemporary furnishings, creating an inviting ambiance that is both elegant and comfortable.

The heart of the home is undoubtedly the kitchen, which combines state-of-the-art appliances with bespoke cabinetry and high-end finishes. This space is designed for both serious cooking and casual family dining and seamless access to the sheltered terrace, ideal for al fresco dining and enjoying the views over the stunning, peaceful gardens.

At the other end of the house is a superb media/cinema room with exposed granite adding to the atmosphere of this beautifully designed space.

Upstairs, the principal bedroom suite is a standout feature of the refurbishment, offering a spectacular vaulted ceiling and wrap around windows showcasing the outstanding far reaching views. This suite is a private sanctuary, complete with a luxurious bathroom featuring a freestanding bath and walk-in shower all finished to the highest standards.

The additional bedrooms, three of which are en suite, have also been subject to the same meticulous attention to detail. Each room offers a unique and captivating style, with carefully selected finishes and bespoke touches that reflect the property's overall aesthetic. These bedrooms provide private retreats for family members and guests alike, each with views over the surrounding countryside and immediate surroundings.





**Approximate Gross Internal Floor Area**  
378.1 sq.m. (4070 sq.ft.)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



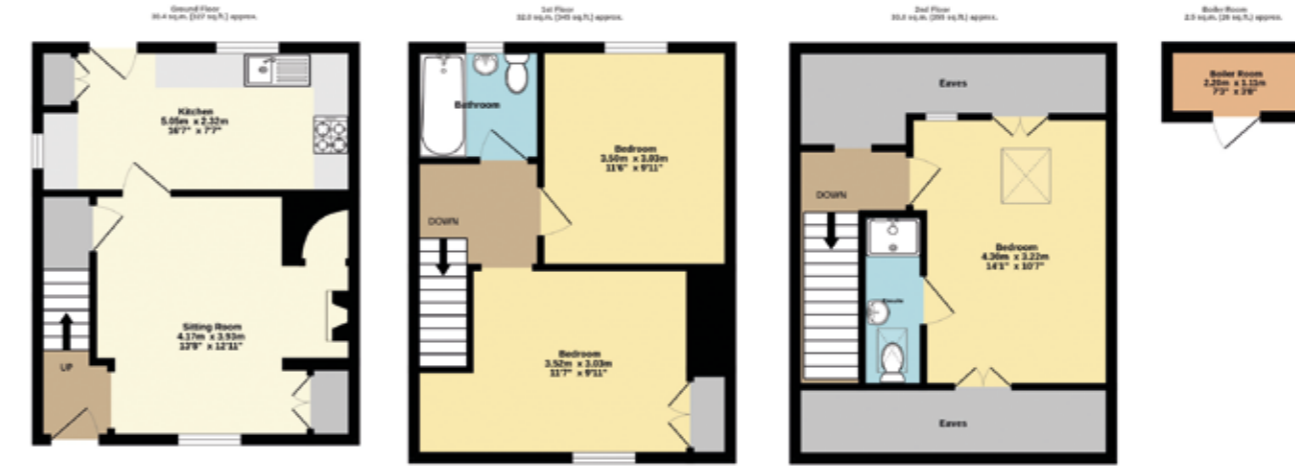
## The Cottages

Set discreetly along the entrance drive, the two cottages have been recently renovated to the same exacting standard as the main house. These semi-detached cottages offer similar high-quality accommodation, each with their own garden areas. They have been used both as guest accommodation and for holiday lettings, providing a flexible and valuable addition to the estate.



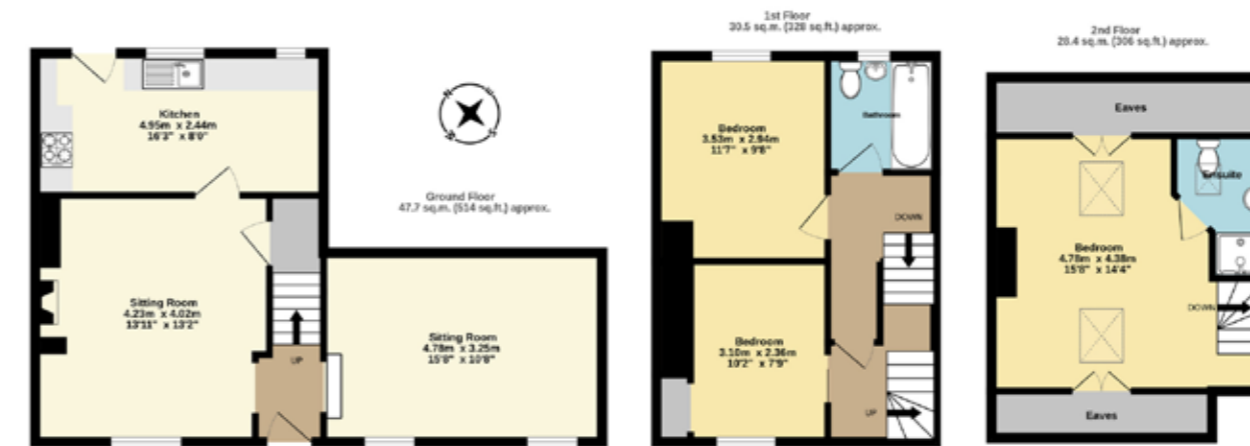
### Approximate Gross Internal Floor Area 1 Shilstone Cottages: 97.9 sq.m (1054 sq.ft).

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### Approximate Gross Internal Floor Area 2 Shilstone Cottages: 106.6 sq.m (1148 sq.ft.).

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## Party Barn

A versatile and ideal space for large gatherings or private events. The main hall, with its striking 34-foot ceiling, offers a modern take on the traditional great hall, complete with an adjoining catering kitchen and mezzanine gallery. The barn opens onto a grass terrace, creating a seamless indoor-outdoor experience for entertaining.

**Approximate Gross Internal Floor Area**  
112.1 sq.m (1207 sq.ft.).

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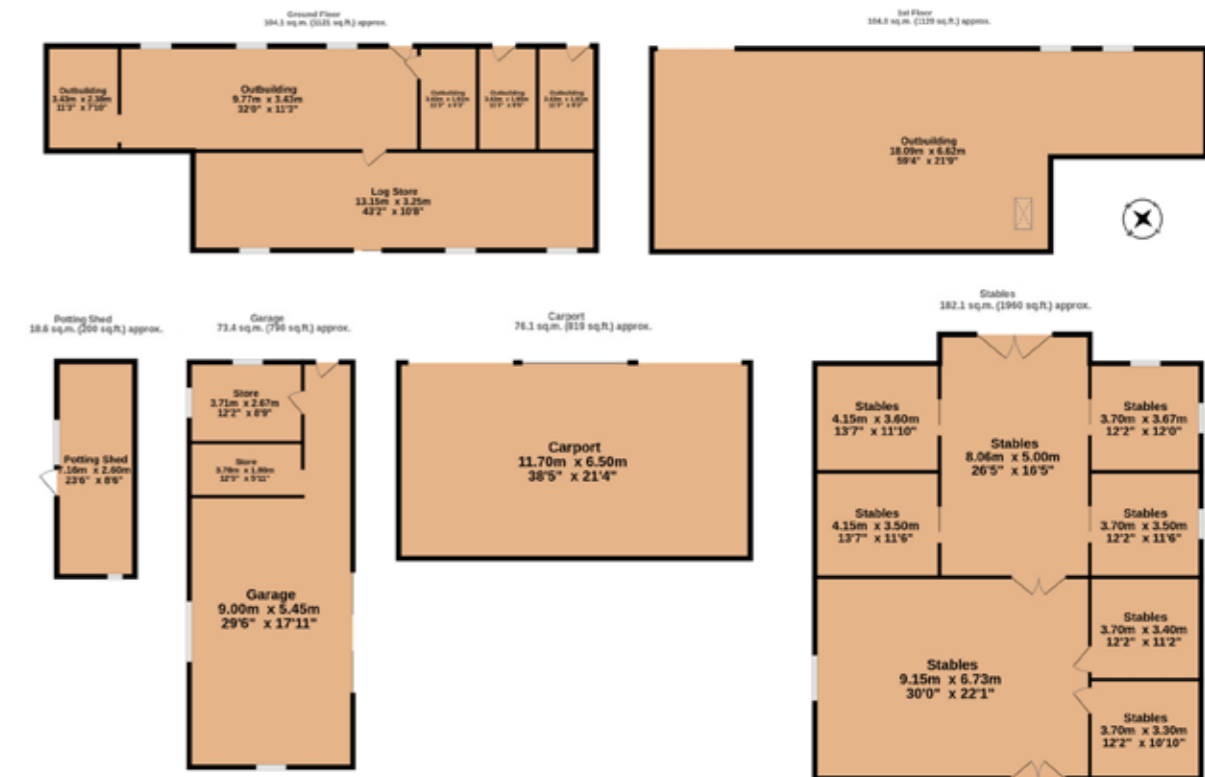
## Outbuildings

Approaching the estate, the drive branches off towards a well-equipped equestrian yard. The yard features six loose boxes, including two within the adjoining thatched barn, all thoughtfully designed with Victorian-style fittings, individual heaters, and a central concrete passageway. Adjacent to the yard is a competition-sized riding arena and a range of gently sloping, post-and-railed pasture paddocks, perfect for equestrian use. The yard also includes a three-bay implement/hay store and additional storage areas.

Further outbuildings include a large stone barn positioned next to the cottages, and an additional stone barn next to the house, which offers potential for conversion to further accommodation subject to planning.

**Approximate Gross Internal Floor Area**  
558.3 sq.m (6010 sq.ft.).

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## Gardens and Grounds

The gardens at Shilstone are a testament to thoughtful design and meticulous care, with a series of outdoor rooms, terraces, and seating areas that catch the sun throughout the day. The house opens onto a charming walled garden with a paved terrace and a traditional stone garden store. Beyond the formal gardens, the grounds extend to include a large pasture paddock with spectacular views towards Castle Drogo and Chagford, as well as approximately 12 acres of unspoilt woodland. The iconic Spinster's Rock, a prehistoric cromlech, is located within the grounds, adding a unique historical feature to the estate. The grounds extend to around 30 acres in total.

## Services

Mains water and electricity. Private drainage. Oil fired central heating. Borehole water for the garden.

## Directions (TQ13 8JX)

**What3Words:** ///sourcing.evening.resist

From Exeter and M5 motorway follow the A30 dual carriageway towards Okehampton. Turn off the A30 signed to Moretonhampstead and proceed through Whiddon Down. At the roundabout turn left, signed to Moretonhampstead. Proceed along this road for 1.6 miles and at Sands Gate Cross (at the end of a long straight section of road), turn left signed to Spinster's Rock. Proceed for 0.4 miles up the hill and opposite the farmyard, turn right down the entrance drive to Shilstone.

## Property information

**Tenure:** Freehold

**Local Authority:** Devon County Council

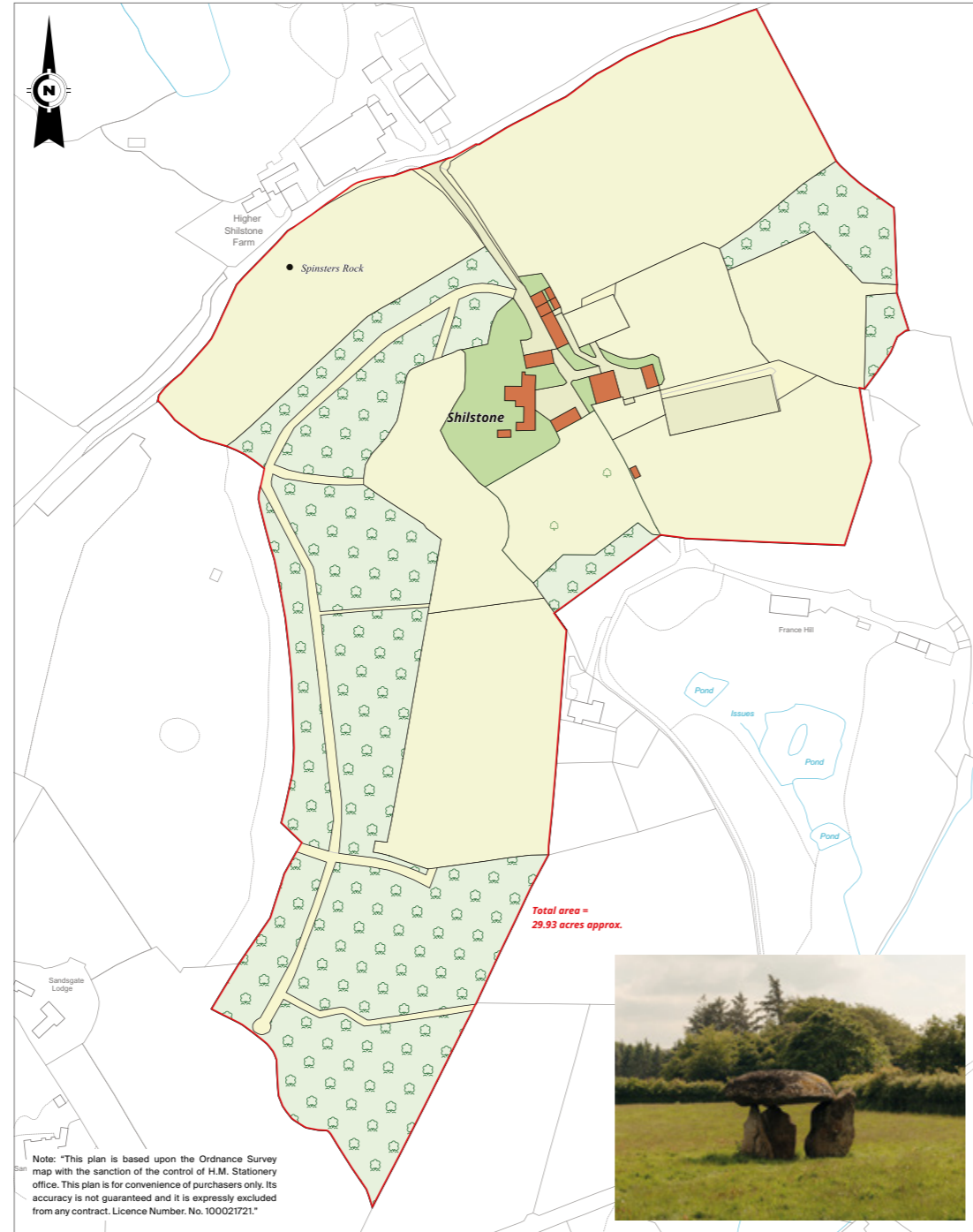
**Dartmoor National Park Authority**

**Council Tax:** Band H

**EPC Ratings:** Shilstone House: D

**1 Shilstone Cottages:** E

**2 Shilstone Cottages:** E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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