



Thornworthy House
Chagford, Dartmoor National Park, Devon



An impeccably presented family home in **a magical position** in the heart of Dartmoor National Park.

Summary of accommodation

Entrance hall | Open plan kitchen/breakfast room | Utility room | Larder | Dining room | Snug/sitting room | Drawing room | Garden room | WC

Principal bedroom with en suite bathroom | Guest bedroom with en suite bathroom and dressing room | Three further bedrooms | Shower room

Second floor bedroom and bathroom

Barn Cottage

Kitchen | Living room | Two bedrooms with en suite bathrooms

The Bothy

Kitchen | Open plan studio/office | Shower room

Outbuildings

Stables with three boxes and tack room | Two field shelters | Garden and log stores | Summer house | Greenhouse | Round house

In all about 4.42 acres

Distances

Chagford 3 miles, Okehampton 14 miles, Exeter 21 miles (London Paddington from 2 hours 3 minutes, Exeter Airport 30 miles

(All distances and times are approximate)



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Situation

Thornworthy House occupies a magical position at the end of a long drive with superb far-reaching views over Dartmoor and direct access to the moor. The position provides tranquillity and peace whilst the neighbouring farm ensures that it does not feel isolated.

The popular and sought-after ancient Stannary town of Chagford, a well-known Dartmoor gateway, is about 3 miles from the property. Chagford offers a wide range of conveniences, including a surgery, pharmacy, supermarket, family butcher, wine shop, baker, greengrocer, two delicatessens as well as various restaurants, cafes and pubs. There is an excellent primary school, Montessori school, various churches and an outdoor river-fed community swimming pool, as well as three hotels.

Okehampton is about 14 miles away and has a large Waitrose supermarket. Exeter (21 miles away) is the main regional centre and has a wider range of facilities. Dartmoor National Park itself is renowned for the diversity of its countryside as well as the many various sporting and recreational activities on offer. The Two Moors Way can be accessed nearby and for sailing enthusiasts, there are first class marina facilities in Plymouth to the south west and Dartmouth to the south east.



The A30, which is about 6 miles away, provides access to Exeter and the M5 motorway. Exeter St David's has regular rail services to The Midlands and London Paddington and Waterloo. Exeter Airport has a number of national and international flights.

There is an excellent selection of schools in the area, including Exeter College, The Maynard, Mount Kelly at Tavistock, Blundells at Tiverton and Stover at Newton Abbot.

Thornworthy House

Upon arrival, first impressions are superb. A gravelled driveway leads to a large parking and turning area with panoramic views across the moor to the east. The house is not listed and is of a classic and imposing architectural style built of granite with original sash windows.

The current owners have undertaken a comprehensive and sympathetic restoration project, including extensive work to the roof, re-wiring and re-plumbing as well as a new kitchen and all new bathrooms. On entrance to the house, the attention to detail and quality of the work undertaken is immediately noticeable.

The entrance hall leads through to a wonderfully bright open plan kitchen and breakfast room, finished and presented to an exceptional standard. The kitchen has an AGA which has been fully restored, as well as a gas hob, Smeg oven with Pizza stone and two dishwashers. The breakfast room has space for a large table, ideal for informal family dining. Behind the kitchen to the rear of the house is a cleverly designed boot room with a separate door from outside. There is ample space for storage of coats and boots, as well as two sinks – one specifically for washing off muddy boots/dogs. There is also space for a washer and tumble drier.

The breakfast room leads into a beautifully presented and cosy snug and as with the other rooms of the house that are carpeted, the flooring offers the look and feel of natural sisal carpet but made from tough, durable and easy to clean recycled material. This is ideal for families with young children and pets and is just one of the many signs of how well thought through the restoration of Thornworthy House has been. The snug also features a magnificent fireplace with wood burner.



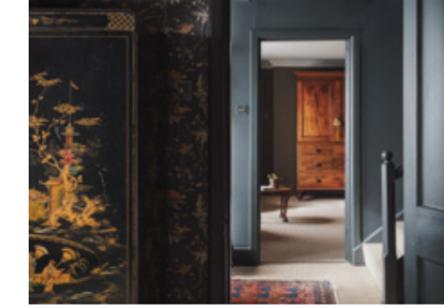


The formal dining features a granite fireplace with wood burner and a connecting door to the breakfast room and kitchen.

A central hallway sits in between the snug and the drawing room. The front of the house is south-facing, and a pretty conservatory/garden room helps connect the house with its glorious gardens. The drawing room enjoys superb views over the established gardens towards the pond and to the moorland beyond thanks to the attractive bay window. This is an ideal room for formal entertaining and has an open fireplace. Beyond the drawing room is a stunning garden room with timber roof and panoramic views over Dartmoor. A further wood burner helps to heat this part of the house and it is perfect as an additional sitting room or home office.

The cellar has been beautifully converted into a treatment room, with the insightful addition of a toughened glass velux window allowing natural light into the basement level. This area would also work well as a cinema room.

The staircase rises from the central hallway to a half landing, where the staircase splits and leads to two areas of the first floor. The bedrooms on the south side of the house benefit from fantastic far-reaching views. The principal bedroom is of particular note with an exquisite en suite bathroom finished to an exceptional standard.





The attention to detail is noticeable everywhere, including Forbes and Lomax faceplates. The main guest bedroom, which also has an immaculately presented en suite bathroom and dressing room, sits opposite the principal bedroom also on the south side of the house.

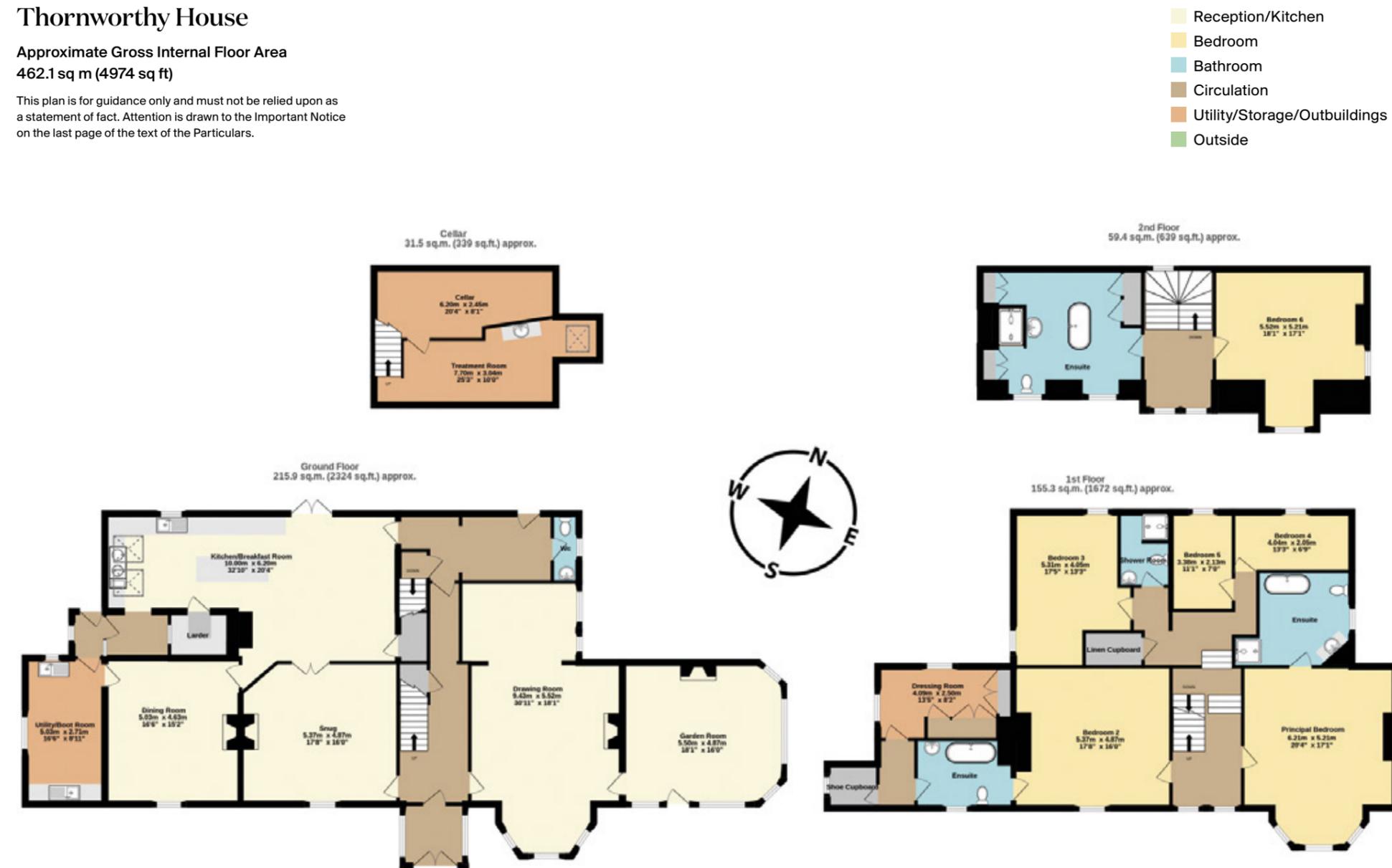
To the rear of the first floor are three further bedrooms and a shower room, finished with marble tiles. On the second floor is an additional south-facing bedroom suite with an impressive en suite bathroom that sits on the other side of the landing.



Thornworthy House

Approximate Gross Internal Floor Area
462.1 sq m (4974 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.





Barn Cottage

Barn Cottage & The Bothy

Ancillary accommodation is provided in Barn Cottage and The Bothy, both of which have been transformed and finished to the same exacting standards as the main house. Barn Cottage consists of a large yet cosy sitting room and kitchen on the first floor. The high spec kitchen is fully equipped and the sitting room has a wood burner and French doors leading to a large stone terrace ideal for outdoor dining and barbecues. Beyond the terrace is an area of lawn gently sloping down to a beautifully finished summer house with superb easterly views across the moor. On the ground floor are two bedrooms both with en suite bathrooms.

The Bothy is situated next to the main house and is cleverly designed to incorporate a compact yet fully fitted kitchen, studio/office as well as a stunning shower room.



Barn Cottage



Barn Cottage



Barn Cottage



The Bothy

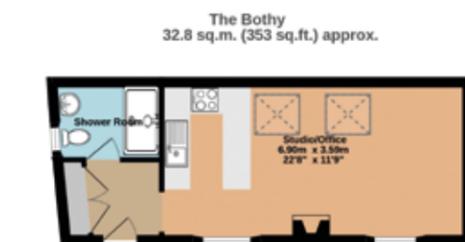
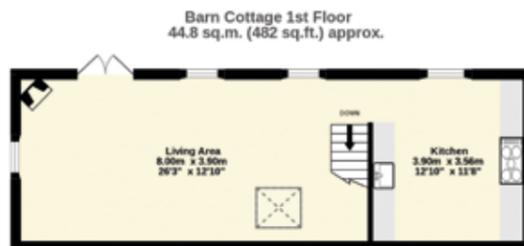
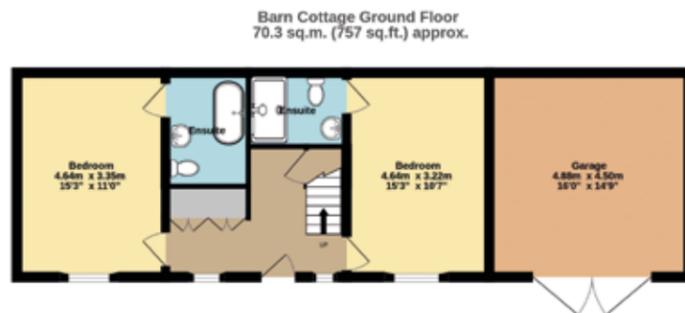
Barn Cottage & The Bothy

Approximate Gross Internal Floor Area

Barn Cottage: 115.1 sq m (1239 sq ft)

The Bothy: 32.8 sq m (353 sq ft)

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The Bothy



Gardens, grounds and outbuildings

There is ample storage for logs and garden machinery in the outbuildings that sit behind the house, including the three stables and tack room.

The formal gardens are predominantly to the front of the house, on the south side where extensive landscaping and planting has improved the aesthetics and practicality of this beautiful, natural space. The gardens are bordered with mature hedges and shrubs, optimising the privacy of the house whilst framing the incredible views. The pond is a haven for wildlife and attracts many wild ducks.

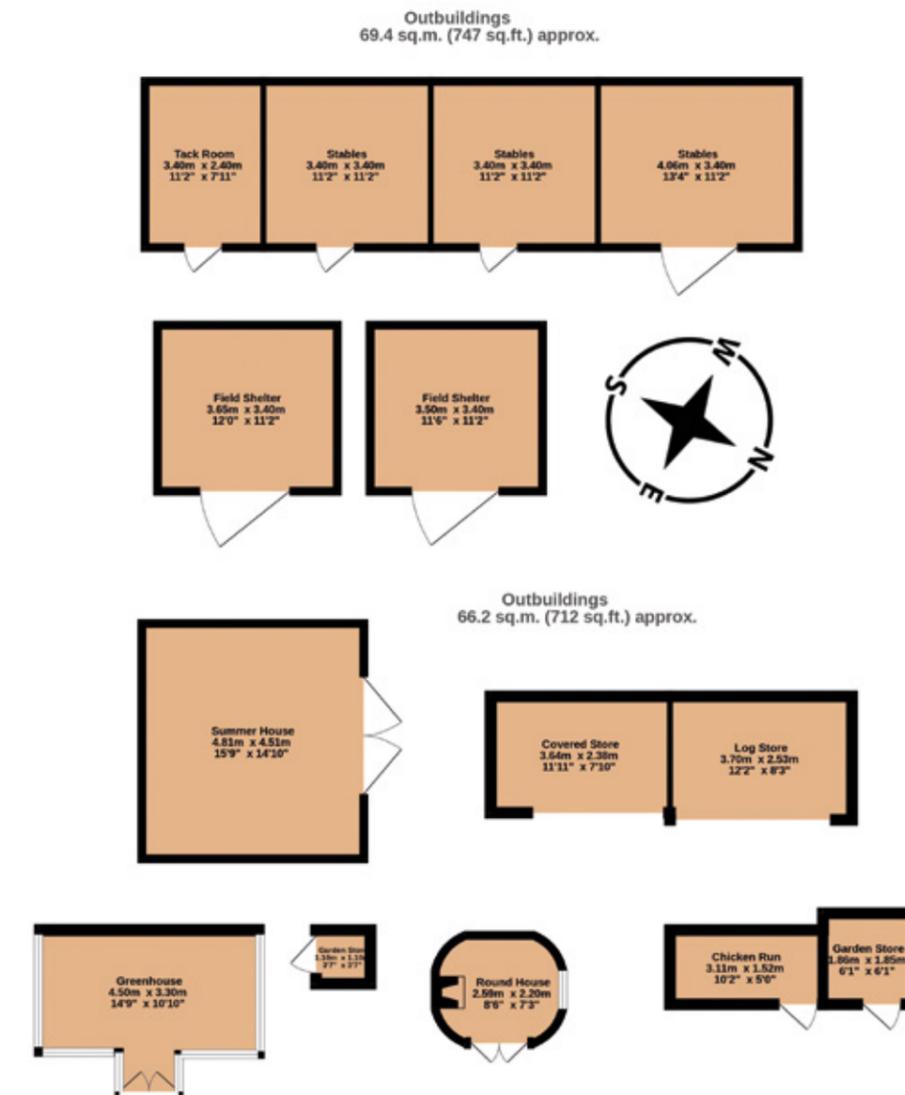
Just beyond the pond is a summer house, also with wood burner, providing an area of solace for those working out in the garden, especially during the winter months. A gravel pathway leads to the kitchen garden, which has been recently built and features a number of raised beds. Beyond this is an orchard and area of lawn that sweeps around to the tennis court. Beyond the gardens are the paddocks, which are all fenced and there are also two field shelters. The land extends to about 4.42 acres in total.

Outbuildings

Approximate Gross Internal Floor Area

135.6 sq m (1459 sq ft)

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Services

Oil fired central heating to main house. LPG to Barn Cottage.

Mains electricity

Private drainage and water supply

Directions (TQ13 8EY)

What3Words: ///downsize.kickbacks.flags

Property information

Tenure: Freehold

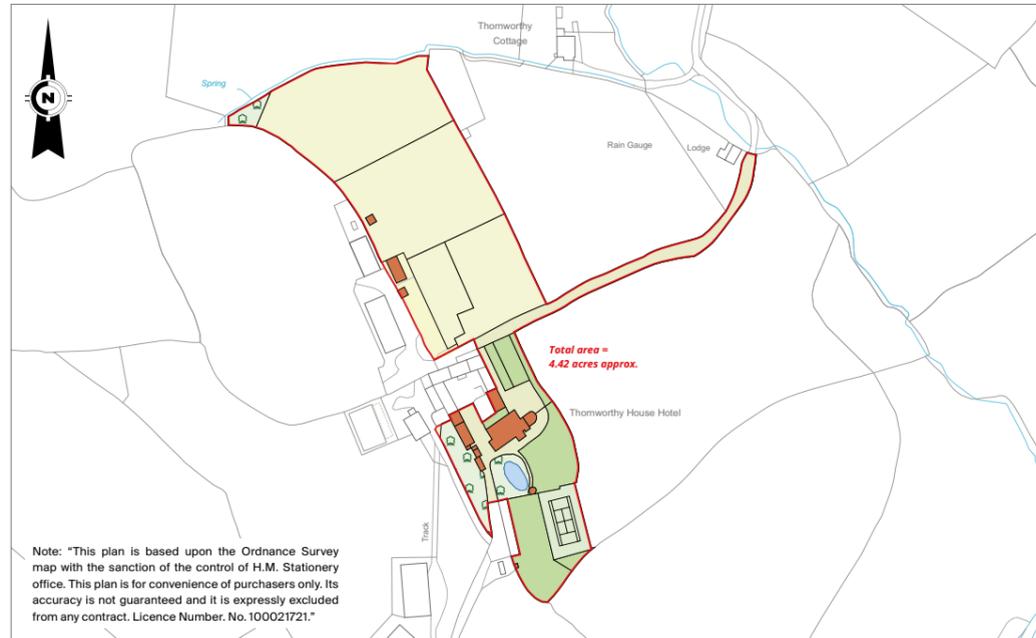
Local Authority: Devon County Council

Council Tax: Band H

EPC Ratings: Thornworthy House: E

Barn Cottage: E

The Bothy: D



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 August 2024. Photographs and videos dated April and August 2024.

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