

Great Parford Farm, Moretonhampstead, Devon





An outstanding farmhouse in a **truly special position** with outbuildings, beautiful views and 12 acres of wonderful land.

Summary of accommodation

Main House

Ground Floor: Porch | Sitting room | Dining room | Kitchen/breakfast room | Sun room

First Floor: Three bedrooms | Bathroom | WC

Outbuildings

Workshop with utility room | Two barns | Garage | Garden store with WC | Office with store

In all about 12.11 acres

Distances

Chagford 2.2 miles, Exeter St Davids 22 miles (London Paddington 2 hours)

(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Mark Proctor
01392 423111
mark.proctor@knightfrank.com



Situation

Great Parford Farm is in the Moretonhampstead Parish and is about 2.2 miles from the popular town of Chagford. It sits in an elevated position with stunning views over its own garden and fields of about 12 acres, across the Dartmoor countryside towards Kes Tor. Chagford has been voted "Best rural place to live in Britain" by the Sunday Times and boasts a wide range of conveniences and specialty shops including a Post Office, surgery, pharmacy, family butcher, wine shop, bakery, green grocer, two delicatessens, various restaurants, cafés, pubs and a large hardware and household store. There are three hotels including Bovey Castle and the world famous Gidleigh Park with its two starred Michelin restaurant.

Further afield is the market town of Okehampton which has a large Waitrose supermarket. The town has a primary school, pre-school and Montessori. The Cathedral City of Exeter has a good selection of private schools, including The Maynard and Exeter School.

The A30, which is 4.5 miles away, gives good, quick access to Exeter and the M5. There are regular rail services to London Paddington from Newton Abbot and Exeter. Exeter Airport has a growing number of national and international flights





Chagford is perfectly situated for Dartmoor's vast array of activities such as fishing, walking and cycling which are all within easy reach of the property. The town has its own outdoor river fed community swimming pool. Bovey Castle, which has a superb 18 hole golf course and extensive leisure facilities, lies about three miles to the south. The north coast of Cornwall is also within easy reach.

The property

Great Parford Farm is a superb home with far reaching views towards Kes Tor and Meldon sat neatly in its land which amounts to over 12 acres. The property receives plenty of sun and has excellent reception space whilst retaining many of its original features making it ideal for entertaining. The kitchen breakfast room is a key selling point with direct access to the south facing terrace and the stunning outlook.

There are three bedrooms in the main house and a further barn which has planning to convert to add a further two bedrooms and reception space.

There are also stables and a separate annexe/office ideal for working from home. The gardens are beautiful with many mature trees and shrubs as well as a further barn which has potential.

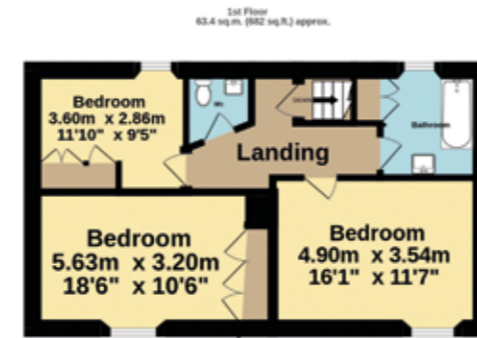


Approximate Gross Internal Floor Area
412.2 sq m (4437 sq ft)

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.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Services

Private water supply, septic tank drainage, mains electricity, oil.

Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.



Agents Note

Conditional planning has been granted under an application dated 3 November 2005 for the conversion of the barn as an extension to the existing house. The application number is 0854/05 through Dartmoor National Park.

Viewing

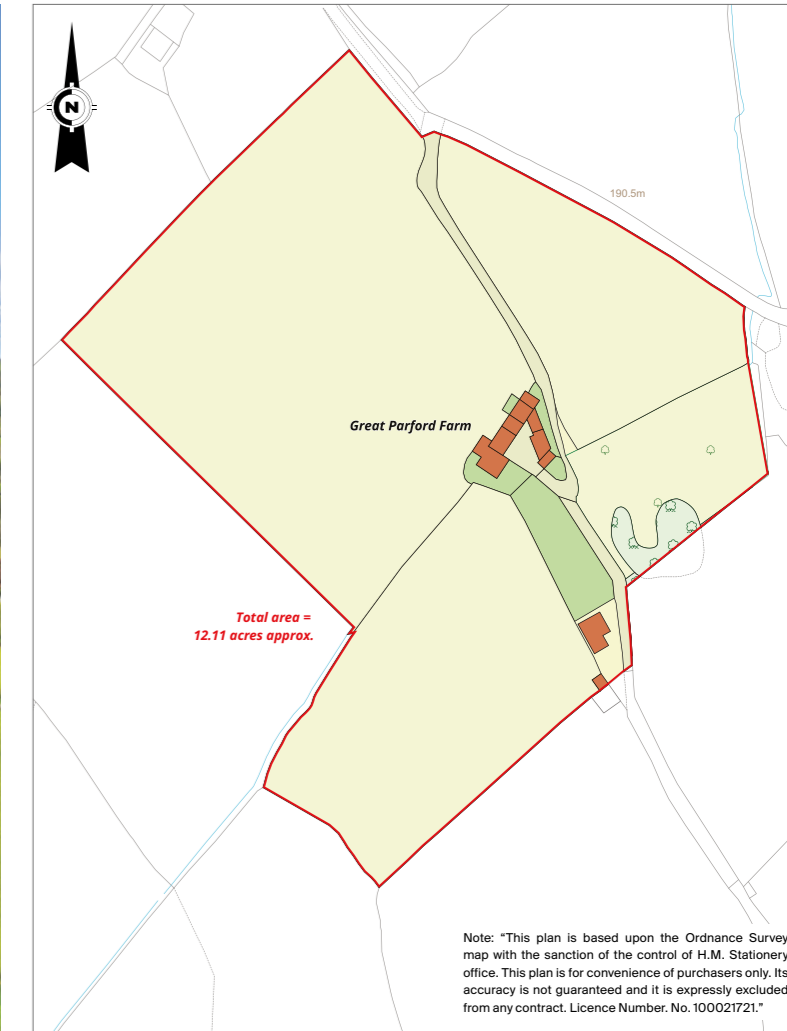
Strictly by appointment only with agents Knight Frank
Tel: 01392 423111

Directions (Postcode TQ13 8PU)

From the centre of Chagford pass the primary school and fire station on the way out of town. At the first crossroads at Easton Cross drive straight across and up the lane for about a mile. Great Parford Farm is on the right-hand side.

Property information

Tenure: Freehold
Local Authority: West Devon Borough Council
Council Tax: Band G
EPC Rating: E
Guide Price: £1,375,000



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.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2024. Photographs and videos dated May 2024.
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

