

# Canna Park, North Bovey, Dartmoor, Devon

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# A wonderful home with **superb views across Dartmoor** set within approx. 4 acres of land with outbuildings.

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## Summary of accommodation

### Ground Floor

Entrance hall | Sitting room | Kitchen/Dining room | Snug  
Utility room | WC | Terrace

### First Floor

Principal bedroom suite | Three further bedrooms (one en suite)  
Dressing room | Family bathroom

### Outbuildings

Stables | Studio | Barn

### Garden and Grounds

Gardens | Paddock | Vegetable patch

**In all about 3.92 acres**

## Distances

Chagford 4 miles, Moretonhampstead 3.5 miles, Exeter 14.6 miles (London Paddington 2 hours)

(All times and distances are approximate)



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## Situation

Canna Park Farmhouse is situated in an idyllic position in the north eastern corner of the Dartmoor National Park. The property enjoys a superb moorland outlook with excellent riding opportunities over Easdon Tor, King Tor and wonderful moorland beyond. The situation is ideal for country lovers seeking a moorland border property without isolation. The favoured small towns of Chagford and Moretonhampstead are about 4 and 3.5 miles respectively. Both offer an interesting range of independent shops, thriving primary schools, doctors' surgeries and noted local inns well-known for great food. Moretonhampstead also provides a sports centre and gym. Bovey Castle has a renowned 18 hole golf course and is situated within about 1.5 miles of the property. The cathedral city of Exeter is approximately 45 minutes drive and offers outstanding shopping facilities, mainline station to London Paddington and an airport.

## Description

Canna Park is wonderful house situated in a wonderful position with just under five acres of land and outbuildings. The main house has been refurbished to a high standard with a lovely kitchen breakfast room and doors leading to a terrace making it ideal for al fresco dining.



There is also a separate snug and utility. The sitting room is fabulous with open views across the countryside and a contemporary wood burner which makes a real feature in the room. On the first floor there is excellent bedroom accommodation including an impressive principal suite and four to five bedrooms in total, one of which could easily be an office. There is also good wifi making working from home a real possibility. Outside there is a barn with planning to convert into ancillary accommodation as well as separate stables, an artists studio and a paddock making the house perfect for equestrian use. There is also a vegetable patch and a pond with seating areas to take in the wonderful outlook.

## Services

Mains electricity, private water supply and drainage (shared). Oil central heating and solar panels. Airband, Superfast Broadband.

## 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.



## Viewing

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

## Directions (Postcode TQ13 8RP)

From Moretonhampstead take the B3212 passing the Miniature Pony Centre on your left. Take the next lane left towards Hound Tor and continue on this lane after Batworthy. Canna Park Farm is on the left hand side about 1 mile down this road.

## Property information

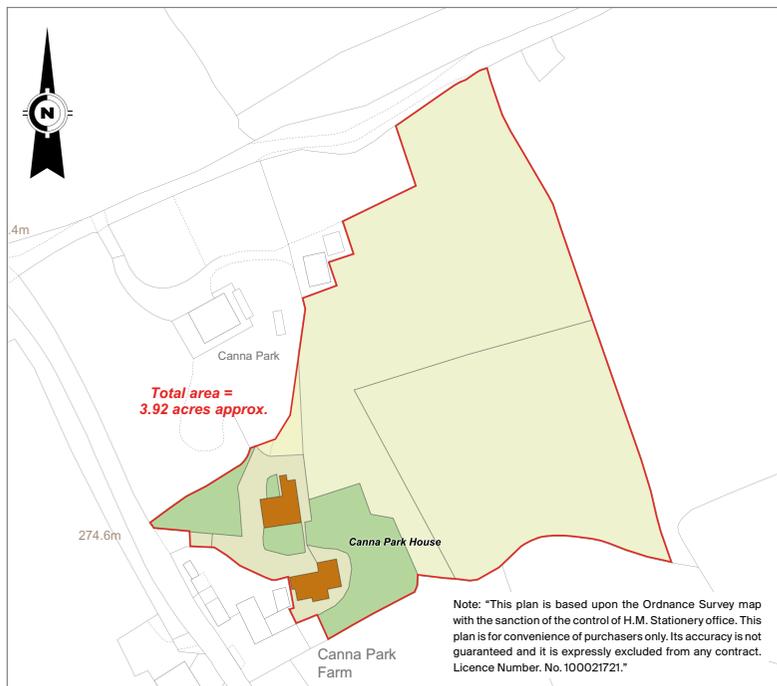
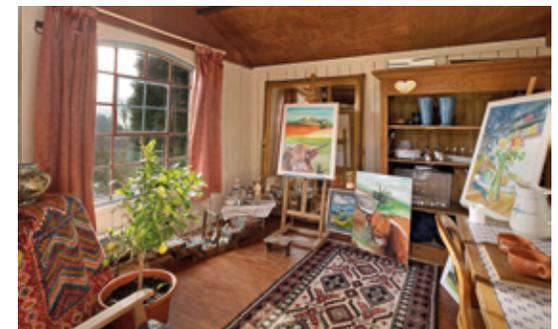
Tenure: Freehold

Local Authority: Dartmoor National Park Authority, Parke, Bovey Tracey, Devon, TQ13 9JQ Tel: 01626 832093.

Council Tax: Band G

EPC Rating: D

Guide Price: £1,350,000

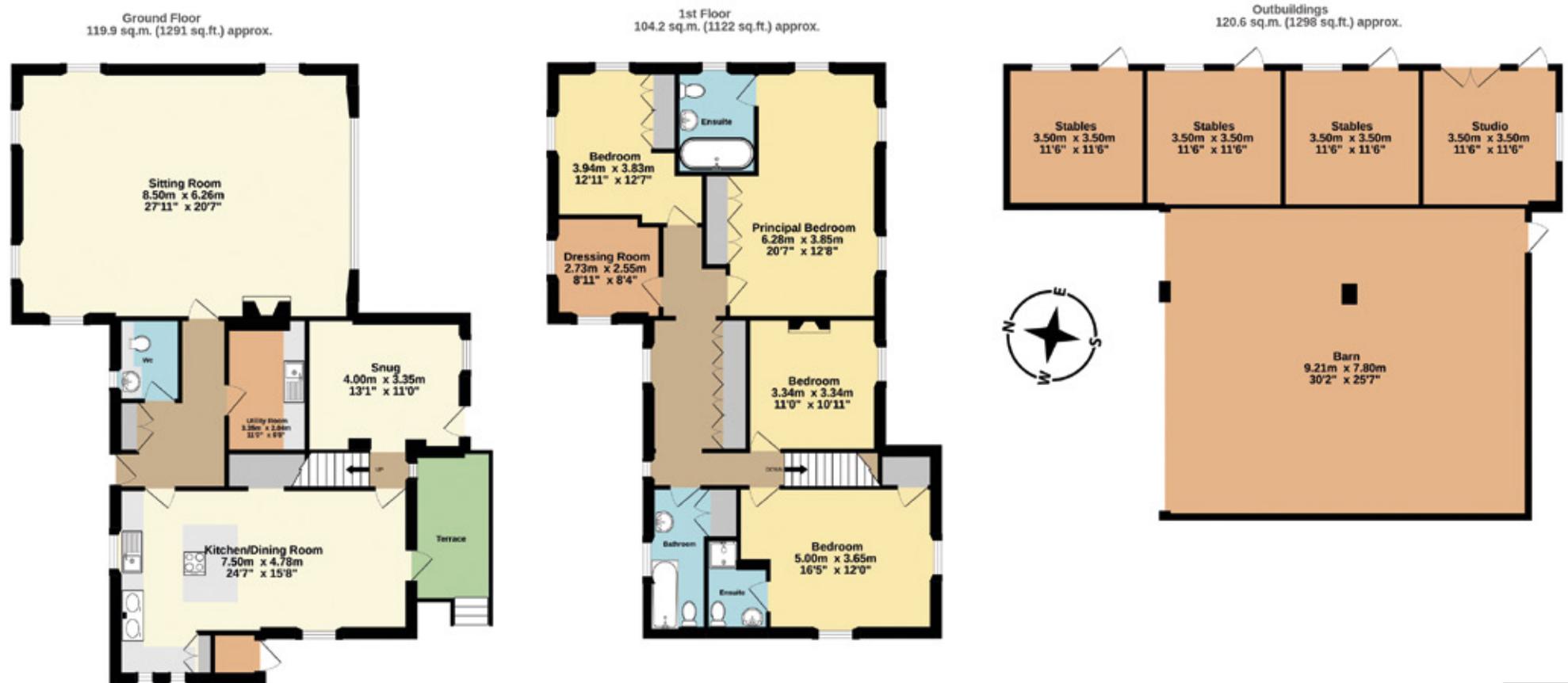


Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No.100021721."

## Approximate Gross Internal Floor Area

3,711 sq ft / 344.8 sq m

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.



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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