

# Hatherley, Moretonhampstead, Devon

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## A wonderful property with many period features.

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### Summary of accommodation

#### Ground Floor

Reception hall | Sitting room | Snug/study | Kitchen/dining room | Shower room

#### First Floor

Principal bedroom | Three further bedrooms | Bathroom

#### Outbuildings

Workshop with office above | Storage | Carport/garden store | Summerhouse | Greenhouse

In all about 0.77 acres

#### Distances

Moretonhampstead 1 mile, Chagford 4 miles, Exeter 20 miles (London Paddington 2 hours)  
(All distances and times are approximate)



Knight Frank Exeter  
19 Southernhay East  
Exeter  
EX1 1QD  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Mark Proctor  
01392 423111  
[mark.proctor@knightfrank.com](mailto:mark.proctor@knightfrank.com)



## Situation

Hatherley is a lovely home located in the peaceful hamlet of Sloncombe, about a mile from Moretonhampstead and 4 miles from Chagford. It sits just about half a mile from the A382 in a quiet spot surrounded by beautiful Dartmoor countryside. The nearby towns of Moretonhampstead and Chagford offer primary schooling, libraries, surgeries for doctors, dentists and vets, parish church, chapel and in Chagford a Roman Catholic church. There are day to day and specialist shops, pubs and cafes and the whole area has numerous country and riverside walks. The A30 is only about 5 miles away and Exeter about 15 miles via the B3212 Teign Valley Road.

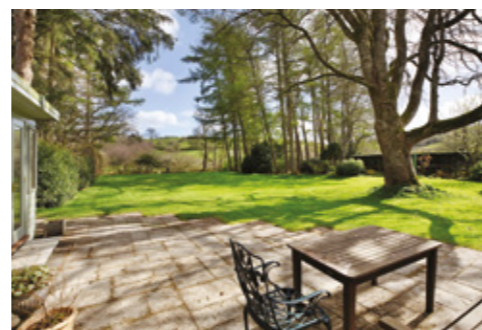
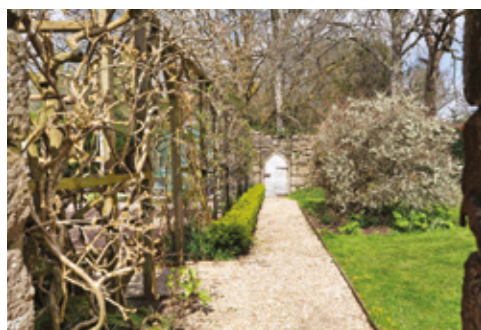
## Description

Hatherley is a fabulous Grade II\* listed period property with approximately 0.77 acres of impressive grounds in a rural location near the popular town of Moretonhampstead. The house is full of character and charm and has a lovely kitchen with an AGA as well as a sitting room with an attractive fireplace and a separate snug.



There is excellent bedroom accommodation including the impressive principal bedroom as well as a family bathroom and separate shower room on the ground floor. Outside there is a generous workshop and separate office making it ideal to work from home. The grounds are lovely and include raised beds and a number of mature trees, including a number of productive apple and pear trees, along with a flat lawn.. There is separate garage and entrance as well making parking easy.

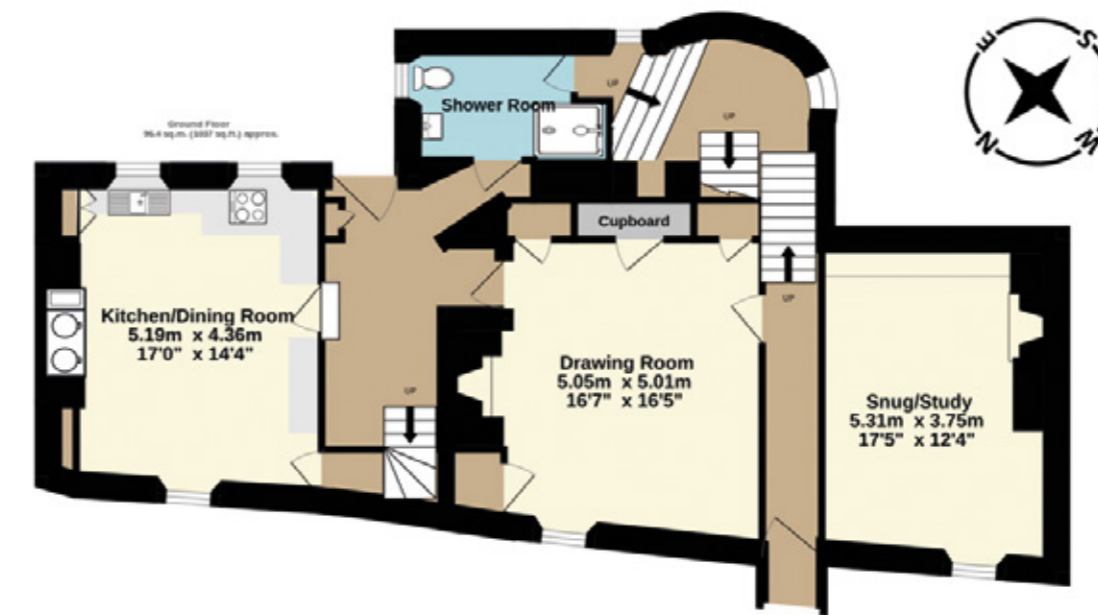
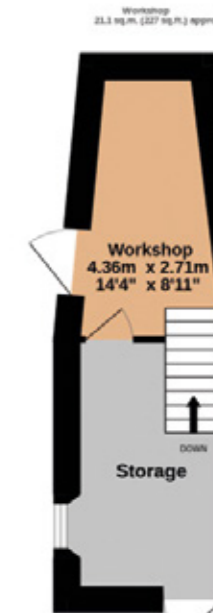
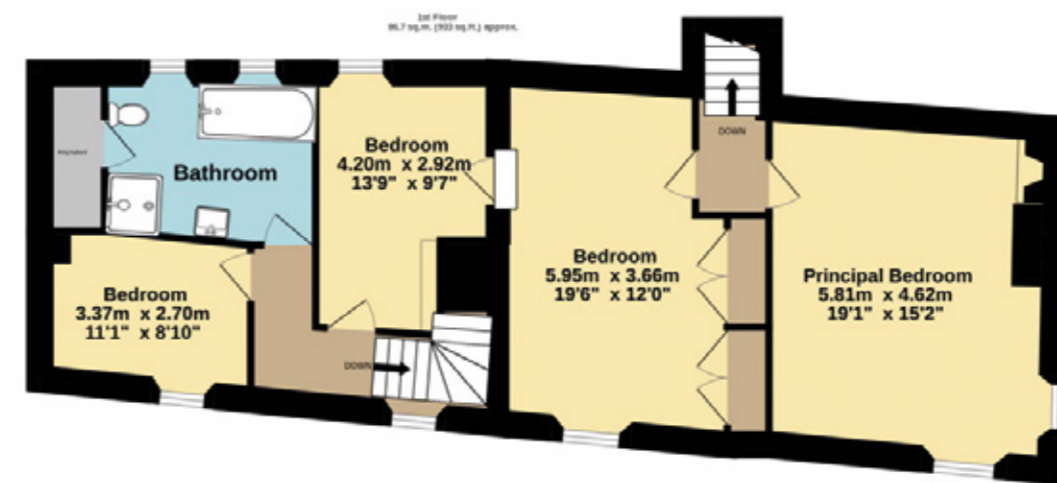


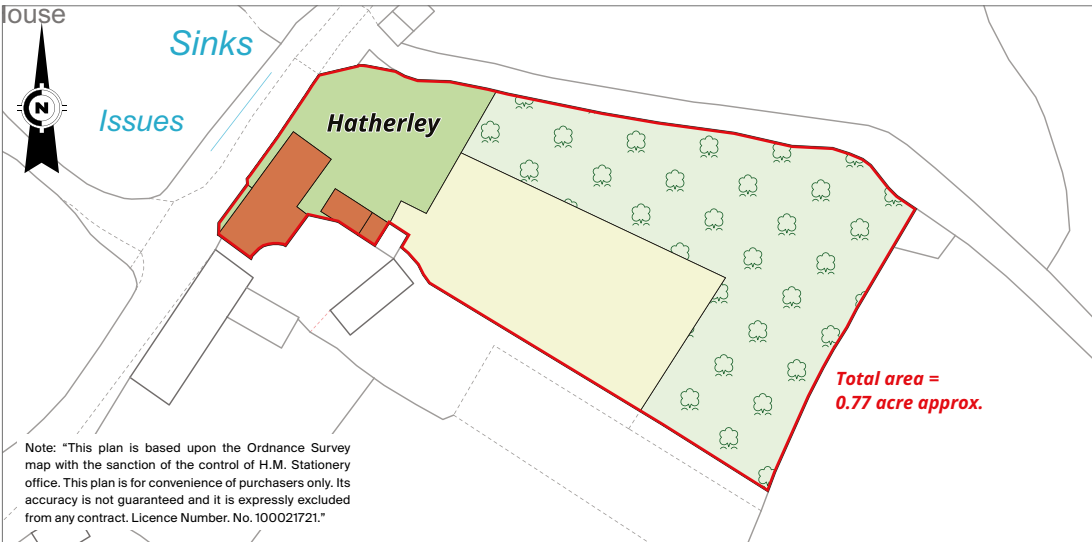


**Approximate Gross Internal Floor Area  
252.0 sq m (2713 sq ft)**

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

Mains electricity. Private water & drainage. Oil fired heating.

## 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 8QF)

From Whiddon down take the signs towards Chagford and take the A382. Continue past the Sandy Park and the crossroads at Easton Cross. Drive for about a mile until you come to the blue house on the right. Take the second turning on the right after the blue house and Hatherley is on the left hand side about 400m up the lane.

## Property information

**Tenure:** Freehold

**Local Authority:** Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ14 4XX. 01626 361101.

**Council Tax:** Band G

**EPC Rating:** D

**Guide Price:** £1,100,000



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.

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