

Hingston House, Chagford, Dartmoor







A **beautifully presented home** set in approximately 2.29 acres of land with stables and excellent outbuildings.

Summary of accommodation

Ground Floor

Entrance hall | Stair hall | Sitting room | Dining room | Kitchen/breakfast room | Family room | Study/snug | Utility room | Boot room
Four bedrooms | Bathroom | Shower room

First Floor

Principal bedroom with en suite

Outbuildings

Garden store/workshop | Two stables | Tack room

In all approximately 2.29 acres

Distances

Chagford 3.6 miles, Exeter 23 miles (London Paddington 2 hours)

(All distances and times are approximate)



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Situation

Hingston House is on the edge of the much sought-after village of Gidleigh on the northern edge of the Dartmoor National Park. The setting of the property, with the direct access onto the moorland is ideal for riding and walking enthusiasts.

The A30 dual carriageway is within easy reach, around 4 miles away, providing access to the M5 Motorway, and a mainline train station at Exeter, with regular services to London Paddington in just over 2 hours.

The nearby village of Throwleigh has a church, a village hall and pub with a vibrant community. The attractive stannary town of Chagford lies about 3.5 miles away and has an interesting variety of shops, inns and restaurants, including three Michelin starred Gidleigh Park. There are golf courses at Bovey Castle, Oakhampton and Exeter. The market town of Okehampton, about seven miles away offers a greater variety of shopping and recreational facilities, including a Waitrose supermarket.

There are many excellent primary and secondary schools in the area, and first class private schools can be found at Exeter, Tavistock and Tiverton.







The property is situated with direct access on the northern edge of the Dartmoor National Park, which covers approximately 365 square miles of beautiful and unspoilt moorland scenery, providing endless opportunities for walking, cycling and riding in the area. There are many rivers for fishing nearby and the North Devon and Cornish coastline are within easy reach.

The property

Hingston House is an impressive lateral home situated in a wonderful rural setting with direct access to Dartmoor. The property has been recently extended with excellent living space including a superb kitchen breakfast room with an AGA and direct access to the garden via sliding doors. There is also an impressive sitting room and dining area with a wood burner making Hingston House perfect for entertaining.

For working from home there is a generous office as well as good Wifi. In addition, there is also a spacious utility and boot room.

There is ample bedroom accommodation with a lovely principal suite and far-reaching views over the Moor.





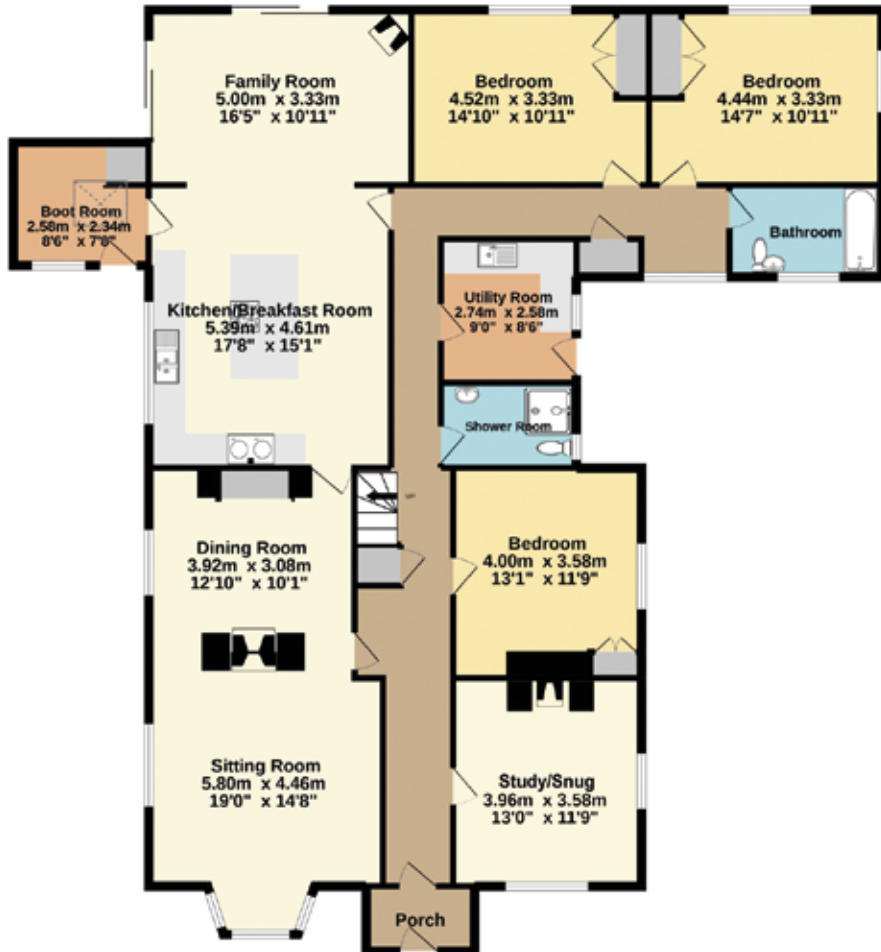
Approximate Gross Internal Floor Area

315.4 sq m (3,395 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

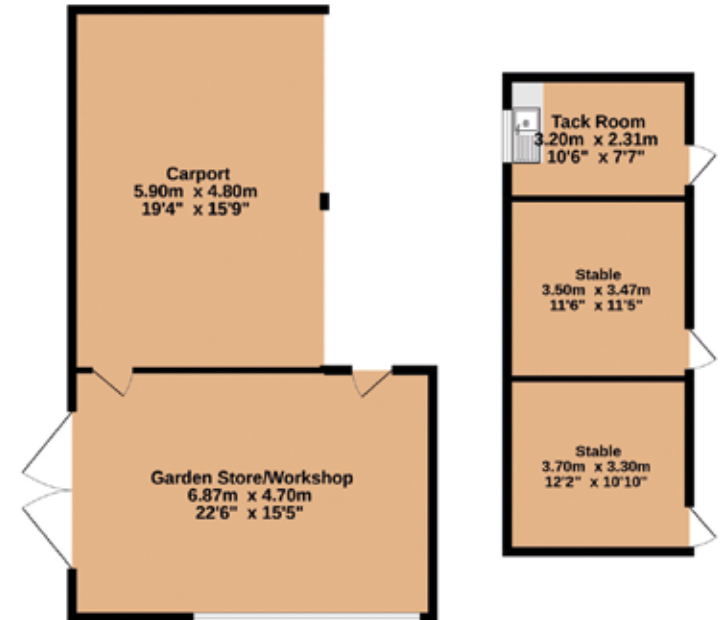
Ground Floor
181.8 sq.m. (1967 sq.ft.) approx.



1st Floor
37.0 sq.m. (399 sq.ft.) approx.



Outbuildings
96.6 sq.m. (1039 sq.ft.) approx.





Gardens and grounds

Outside the land has been well maintained with 2.29 acres of paddocks as well as an attractive garden with many trees and shrubs. For equestrian use there are two stables, plus a feedroom/haystore, as well as a garage with electric charger, carport and workshop and these are all in excellent condition. There is also a separate wood store. It is also worth noting that there are solar panels and a bore hole.

Services

Bore hole, Mains electricity, Solar panels, Oil, Septic tank.

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 8HU)

From Exeter and the M5 motorway, take the A30 west towards Okehampton. After about 14 miles, at Whiddon Down, turn left signposted to Whiddon Down. Proceed through Whiddon Down and head towards South Zeal and Okehampton. On dropping down the hill, look for a left turn signposted Gidleigh/Throwleigh just before 'Owlsfoot Bridge and Garage'. Turn left here and continue on this road and after crossing a cattle grid, bear right at the fork and continue uphill with the open Moor on your left. Just before the Farm on your left, take a left-hand turn down a private drive and Hingston House is the first property on the left-hand side.

What3words: flexibly.suckle.recruited

Property information

Tenure: Freehold

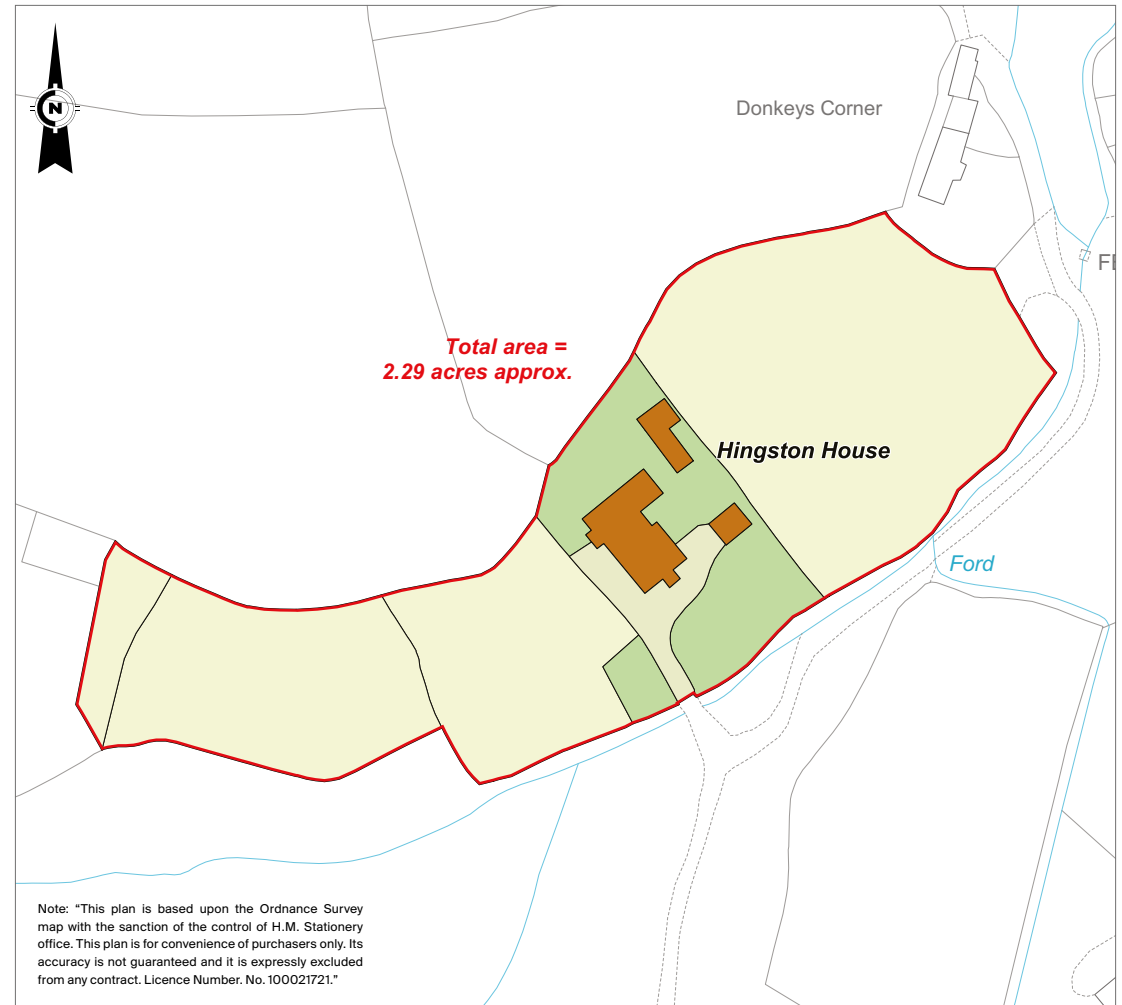
Local Authority: West Devon Borough Council, Kilworthy park, Tavistock, Devon PL19 0BZ

Tel: 01822 813600

Council Tax: Band G

EPC Rating: E

Guide Price: £1,250,000



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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