



Easdon Farmhouse, Manaton, Dartmoor, Devon





A beautiful house full of character in a **unique setting** with land an annexe and outbuildings.

Summary of accommodation

Main House

Ground Floor: Sitting room | Study | Kitchen/dining room | Study | Store

First Floor: Landing | Four bedrooms | Bathroom

Annexe

Ground Floor: Kitchen/sitting room

First Floor: Bedroom | Bathroom

Outbuildings

Three outbuildings | Six stores

In all about 5.61 acres

Distances

Chagford 4 miles, Moretonhampstead 3.5 miles, Exeter 14.6 miles (London Paddington 2 hours) (All distances and times are approximate)



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Situation

Easdon 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.



The property

Easdon Farmhouse is a fabulous Grade II* listed home which is full of character and charm. The kitchen breakfast room is the heart of the property with an AGA and it leads directly to the sitting room with a wonderful open fireplace perfect for winter evenings in. Adjacent to this is a study making working from home a real possibility.





Upstairs there are four bedrooms including the principal which has a lovely outlook over the land. There is also a family bathroom. In addition the main house, the annexe provides excellent overflow accommodation or an income stream.

There are a series of outbuildings which have the potential for development subject to the necessary consents and stables for equestrian use. The land is a key feature of Easdon Farmhouse with many mature trees and shrubs surrounding it and a further paddock with far reaching views over the Dartmoor all adding to the outstanding feeling of peace and serenity in this location.

Services

Mains electricity, private water supply and drainage. Oil central 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.



**Approximate Gross Internal Floor Area
454.5 sq m (4893 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.

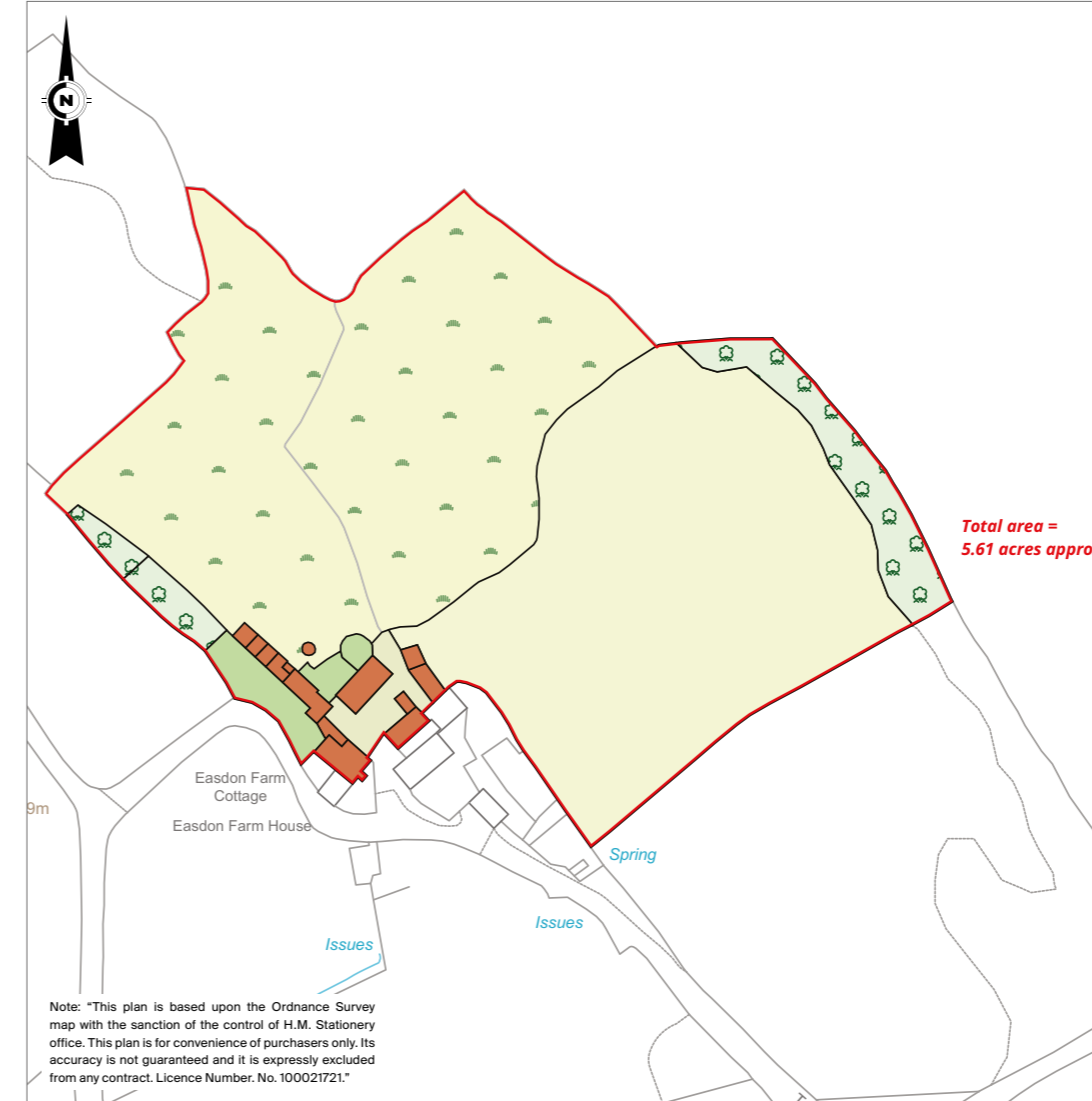


Viewing

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

Directions (Postcode TQ13 9XB)

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. Easdon Farm House is on the left-hand side about 1.5 miles 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 E

EPC Rating: TBC

Guide Price: £850,000



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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