



Mardon, Moretonhampstead, Dartmoor National Park





An elegant country house and separate cottage, set in **established grounds** of about 31 acres in the heart of Dartmoor National Park.

Summary of accommodation

Ground floor: Reception hall | Drawing room | Dining room | Sitting room | Kitchen / breakfast room | Larder | Utility | Kitchen utility
Boot room | Boiler room | Cellar | Integral garage

First floor: Principal bedroom with dressing room and en suite bathroom | Five further bedrooms | Two bathrooms | Cloakroom

Second floor: Five attic rooms | Bathroom

Little Mardon: Entrance hall | Sitting room | Dining room | Kitchen | Utility | Three bedrooms | Bathroom

Outbuildings: Log store | Double garage | Stables | Tack room | Storage barns | Lean-to

Gardens and grounds: Productive vegetable garden | Formal lawns | Tennis court | Agricultural land

In all about 31 acres

Distances

Moretonhampstead 0.3 miles, Chagford 4.7 miles, Exeter 14.5 miles (London Paddington from 2 hours 3 minutes), Exeter Airport 24 miles
(All distances and times are approximate)



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Situation

Mardon is nestled in a peaceful valley at the end of a long private drive on the edge of the picturesque village of Moretonhampstead which can be reached on foot thanks to the foot path leading from the grounds of Mardon into the village. The property is in a secluded position, whilst being part of this active local community.

There is a range of local amenities to cater for everyday needs. Within its winding streets, there is an array of charming cottages, moorland shops, and cafes.

The popular and sought-after town of Chagford is just under five miles from Mardon and has previously been voted as one of the best rural places to live in Britain by The Sunday Times.

Dartmoor National Park is breathtakingly beautiful with stunning unspoilt countryside that offers a wealth of outdoor activities and natural scenery. As one of the UK's largest national parks, Dartmoor is home to an abundance of wildlife, including wild ponies and rare bird species, as well as an array of picturesque villages and historic landmarks.





There are plenty of opportunities for outdoor activities, with hiking, mountain biking, horse riding, fishing, and camping all popular pursuits. The park is also famous for its tors, which offer spectacular views over the surrounding countryside.

Mardon

Mardon is a remarkable Edwardian family home with elegant proportions and original features. Built in 1902 by Lord Hambledon, son of W.H. Smith, this distinguished country residence is nestled within stunning gardens and grounds with far reaching views from its private and peaceful position.

First impressions are superb and Mardon retains much of its original character, showcasing the finest craftsmanship within a practical and manageable layout. Stepping through the front door, a central reception hall leads into the heart of the home. The spacious reception rooms, bathed in an abundance of natural light, offer a perfect setting for entertaining guests or simply enjoying the surroundings. With high ceilings and large windows framing the views, each room has a superb outlook over the beautiful gardens and grounds to the south of the house.





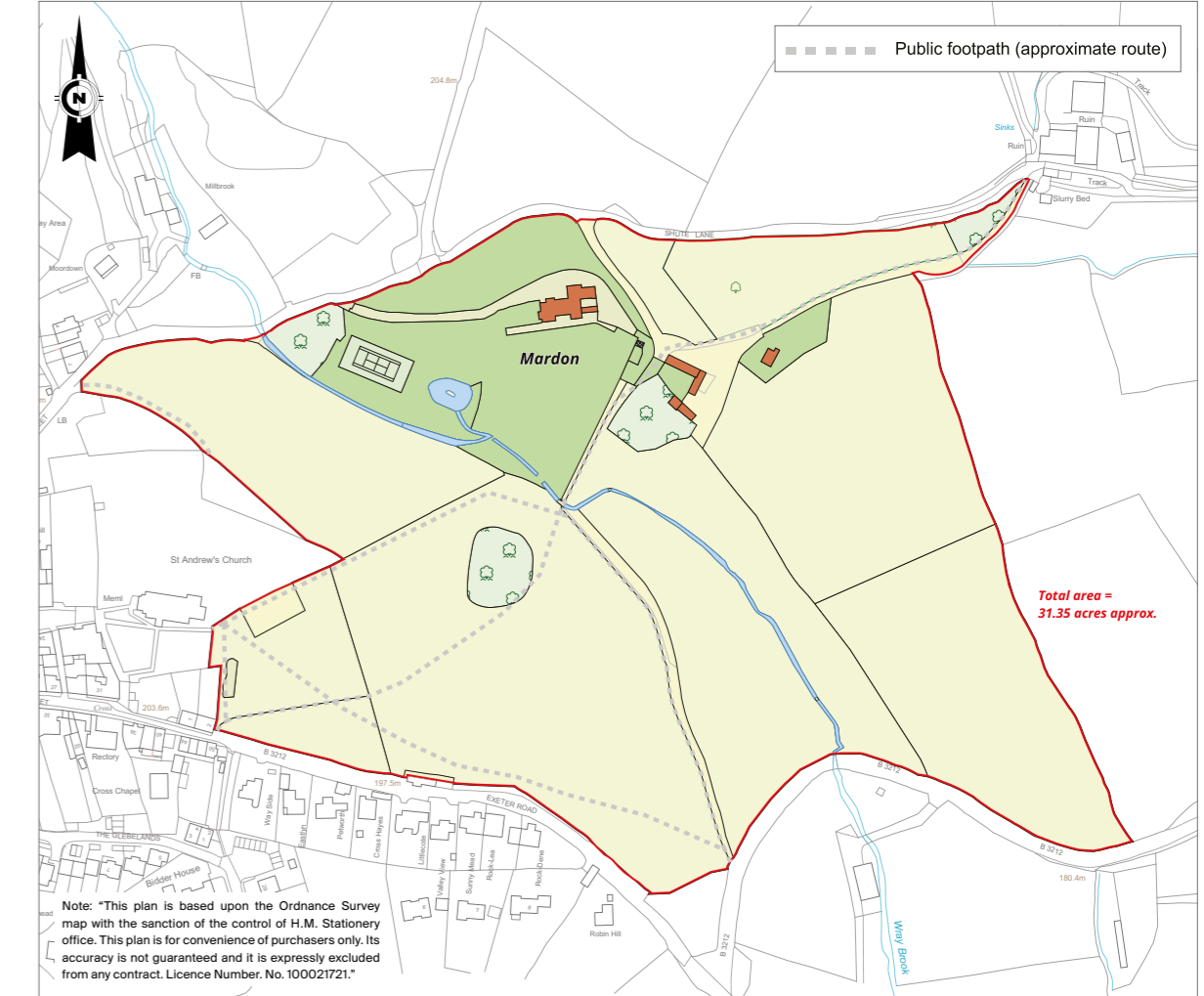
Mardon benefits from its convenient location, with a public footpath that crosses the land, offering access on foot to the charming village of Moretonhampstead.

Services

- Oil fired central heating
- Mains electricity
- Mains water and mains drainage

Property information

- Tenure: Freehold
- Local Authority: Teignbridge District Council
- Dartmoor National Park Authority
- Council Tax: Mardon: Band H
- Little Mardon: Band D
- EPC Rating: Mardon: G
- Little Mardon: D



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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Particulars dated April 2024. Photographs and videos dated June 2023.

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