



Easdon Farm Cottage, Manaton, Dartmoor, Devon





A beautiful and **characterful cottage** with approximately 1.18 acres of land in the heart of Dartmoor.

Summary of accommodation

Ground Floor

Sitting room | Kitchen/dining room

First Floor

Principal bedroom | Further bedroom | Bathroom

In all about 1.18 acres

Distances

Chagford 4 miles, Moretonhampstead 3.5 miles

Exeter 14.6 miles (London Paddington 2 hours)

(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Mark Proctor
01392 423111
mark.proctor@knightfrank.com



Situation

Easdon Farm Cottage 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 Farm Cottage is a wonderful property in a highly desirable location with superb views across Dartmoor. The cottage consists of a traditional kitchen breakfast room. There is also a separate sitting room with a wonderful fire place creating an excellent environment to unwind. There are two bedrooms with views over Dartmoor and a family bathroom. In addition, there is a lovely paddock of just over an acre as well as a charming garden which receives plenty of sun.

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.







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 Cottage 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 C

EPC Rating: F

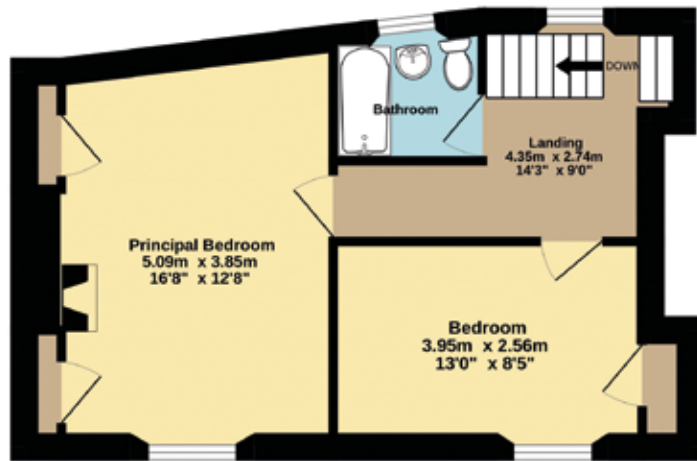
Guide Price: £395,000

Approximate Gross Internal Floor Area
78.8 sq m (848 sq ft)

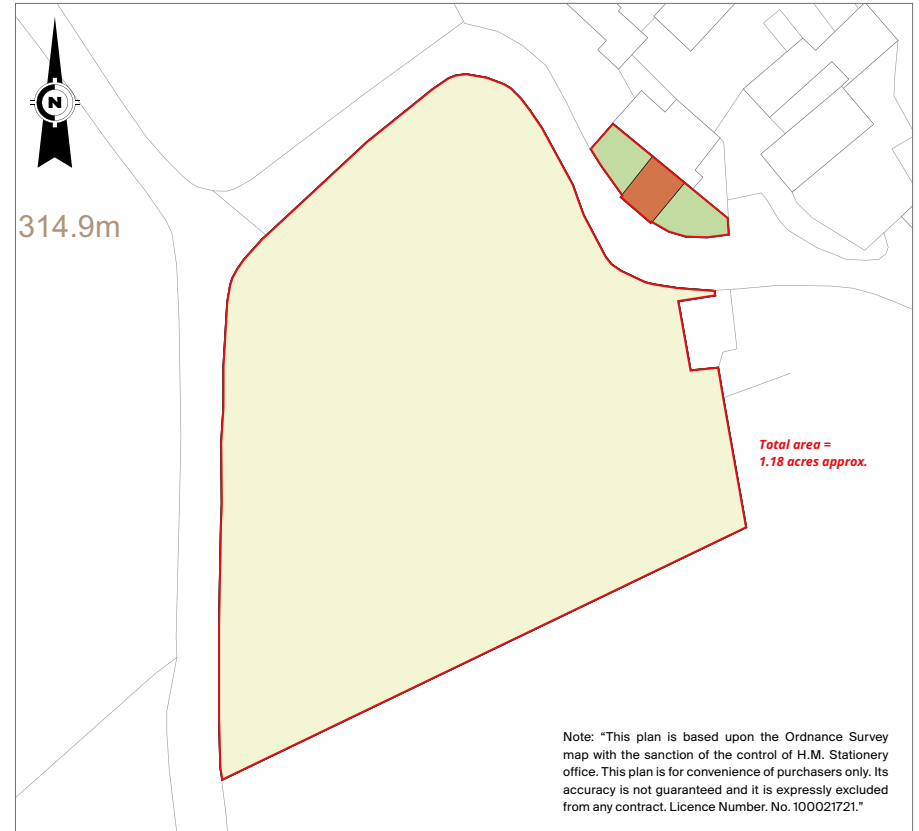
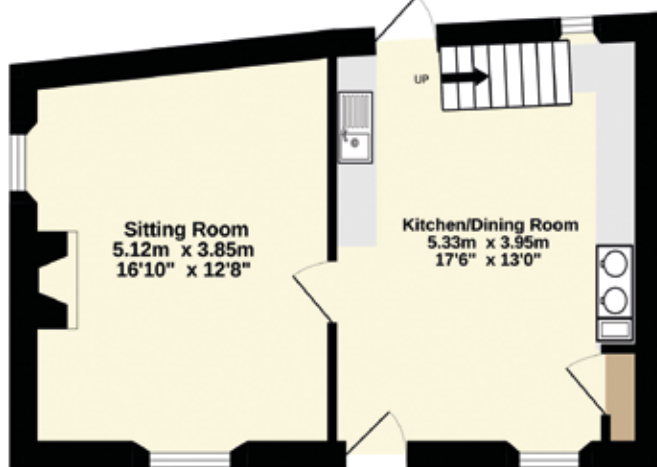
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

1st Floor
39.8 sq.m. (429 sq.ft.) approx.



Ground Floor
39.0 sq.m. (419 sq.ft.) approx.



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2024. Photographs and videos dated April 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

