

# Cross Park, Moretonhampstead, Devon

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A wonderful home with **fabulous views** with many period features as well as a lovely mature garden.

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### Summary of accommodation

Kitchen breakfast room- Dining room | Drawing room | Study | Sun room | Utility | Pantry | Plant room

Principal bedroom | Four further bedrooms | Bathroom | Shower room

Double garage | Workshop | Log store

### Distances

Chagford 2 miles, Exeter 15 miles (London Paddington 2 hours 15 minutes)

(All distances and times are approximate)



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## Situation

Cross Park is located on the edge of Moretonhampstead and is also within easy reach of Chagford. It sits in an elevated position in a wonderful spot with far reaching views over 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 cafés 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. It is also worth noting that Dartmoor has excellent opportunities for cycling and wild swimming as well as golf with Bovey Castle also nearby.

## The property

Cross Park boasts a charming entrance porch featuring original Victorian tiled flooring and partially glazed double doors that lead to the hall, adorned with a woodblock floor. From here, panelled doors open to various rooms including the sitting room, offering breathtaking Dartmoor views, and adorned with a log burner featuring a lime stone surround, mantle, marble slips, and hearth.



Additionally, the hall leads to a study with similar views, French doors to the gardens, and a woodblock floor. The dining room, also accessible from the hall, features a beautiful fireplace. The kitchen is at the heart of the home which also has an AGA.

The bedroom accommodation is generous and is perfect for a family with superb far-reaching views from the principal suite.



## Gardens and grounds

Outside, accessed from the road, double wooden gates set between stone pillars unveil a spacious gravel entrance driveway extending behind the house to a parking and turning area. Adjacent to this area stands a detached garage building with a pitched slate roof, accommodating a workshop, garaging, and storage space. On this side of the house, doors open to an outdoor WC and a storage area, housing the oil supply.

The mature gardens are a key selling point of this home with superb views from the patio terrace and further lawns and mature trees and shrubs which receive plenty of sun and all add to the appeal of Cross Park.

## Services

Mains electricity and water. Private 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 8LS)

From Whiddon down follow the A382 to Moretonhampstead. On reaching the roundabout turn left to Howton. Take the first turn on the left also signed Howton. Cross Park is the first house on the left.

## 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: E

Guide Price: £1,250,000

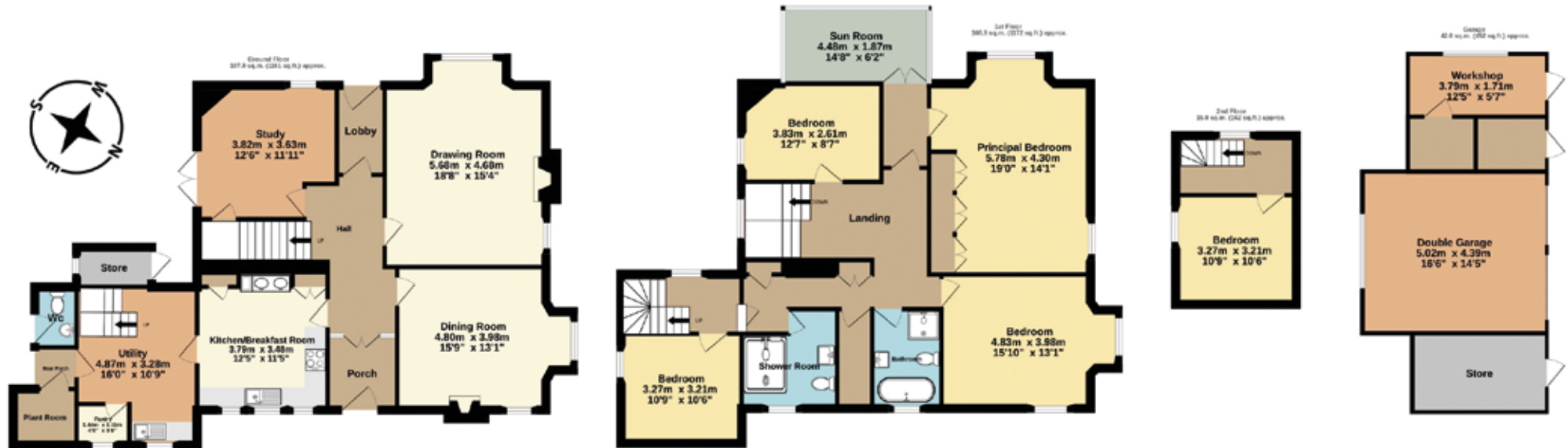


## Approximate Gross Internal Floor Area

273.8 sq m (2947 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



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 June 2024. Photographs and videos dated March and June 2024.

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