

# Lower Shapley Farm, Chagford, Dartmoor, Devon

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A beautiful farmhouse with land and outbuildings boasting **far-reaching views** across Dartmoor.

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**Summary of accommodation**

**Ground Floor**

Lobby | Sitting room | Dining room | Library/study | Kitchen | Bedroom | Shower room

**First Floor**

Principal bedroom | Three further bedrooms | Family bathroom

**Outbuildings**

Garage/barn | Barn with three stables, tack room, garden store, log store, office and utility and laundry

In all about 7.84 acres

**Distances**

Chagford 2.5 miles, Moretonhampstead 5.8 miles, Exeter 23.3miles (London Paddington 2 hours)

(All distances and times are approximate)



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## Situation

Lower Shapley Farm stands in a commanding, elevated position over some of the most dramatic and unspoilt countryside in the UK, in an area renowned for its beauty and diversity. This superb location combines idyllic, rural tranquillity with unusually easy accessibility, nearby amenities and excellent communication links.

The A30 at Whiddon Down is 6 miles away giving direct access to central Exeter from which there are regular, direct trains to London Paddington, taking from two hours, as well Exeter International Airport.

Whilst the Dartmoor National Park provides a wonderfully rural setting, secondary school choice, links and convenience are excellent. Thirteen miles away, Okehampton College provides a strong state secondary school, and in Exeter there are a number of well-regarded fee paying schools, including Exeter School and The Maynard, with school bus links from Whiddon Down. Mount Kelly, hosts both prep and senior schools in Tavistock and there is also Stover, near Bovey Tracey.

The thriving community of Chagford is 2.5 miles from Lower Shapley Farm and has been voted as one of the best rural places to live in Britain by The Sunday Times. It boasts a wide range of speciality shops including a butcher, wine shop, bakery, artisan bakers, organic food shop, weekly market, green grocer, delicatessen and library as well as various restaurants, cafés, four pubs and a large and unique hardware and household shop and significant local sports facilities. There is a 130 pupil Church of England primary school which was entirely rebuilt in 2018 and a Montessori school.

There are a myriad of local societies catering for all forms of cultural interests, the town even boasts highly professional annual film, literary and music festivals. Moretonhampstead is also nearby and provides a similarly broad range of facilities.

The internationally renowned Gidleigh Park Hotel with a Michelin Star restaurant sits to one side of the town, whilst the other side hosts the extensive facilities of The Bovey Castle Hotel, including an 18 hole members' golf course.



## The property

Lower Shapley Farm, is a wonderful home nestled just outside Chagford, offering sweeping views of Meldon and boasting approximately 8 acres of beautiful flat land ideal for equestrian use. The property also has direct access to the revered Two Moors Way. On arrival there is a long drive leading to an agricultural barn with stables and garage facilities as well as plenty of parking. Additional stables and barn space house a charming office and workshop, while the south-facing gardens feature a mature orchard and rose garden.

Inside, the kitchen breakfast room has captivating views of Dartmoor and features an AGA. The separate sitting room exudes warmth with a wood burner and original granite fireplace, while the dining room is ideal for entertaining. Each reception room seamlessly connects to the garden making it perfect for alfresco dining whilst the separate library provides a tranquil retreat.

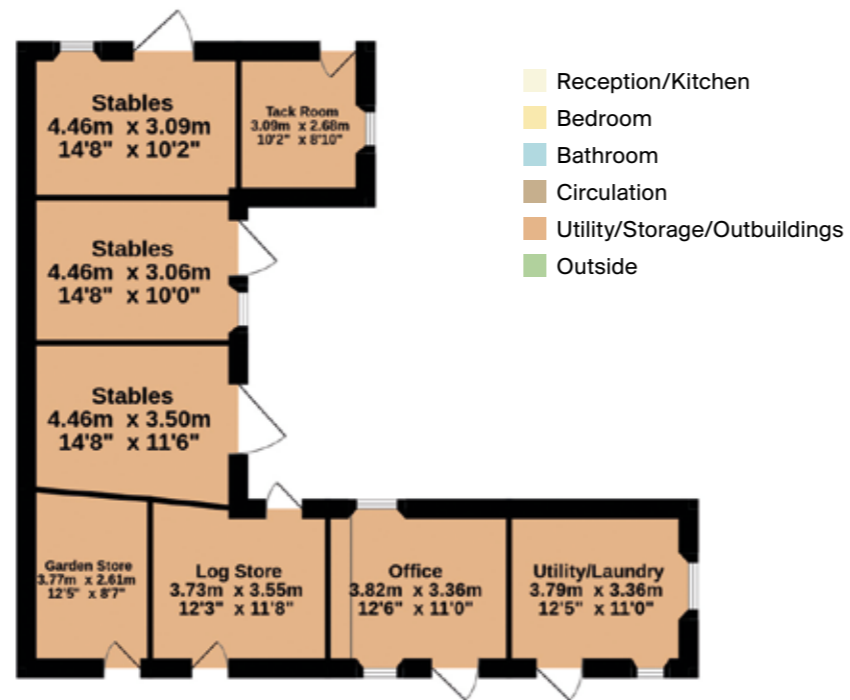
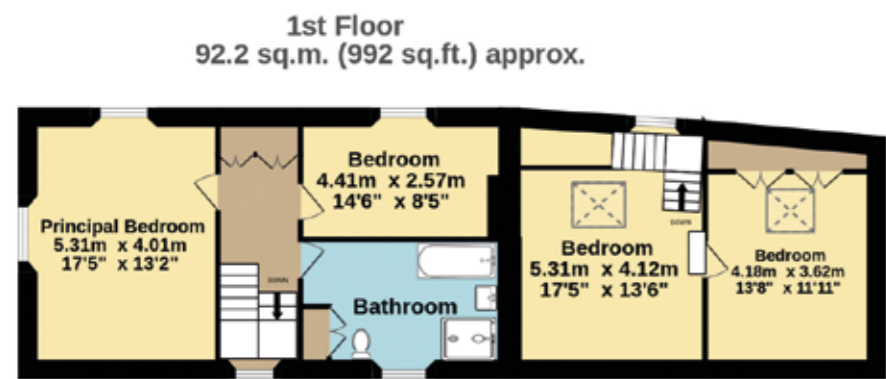
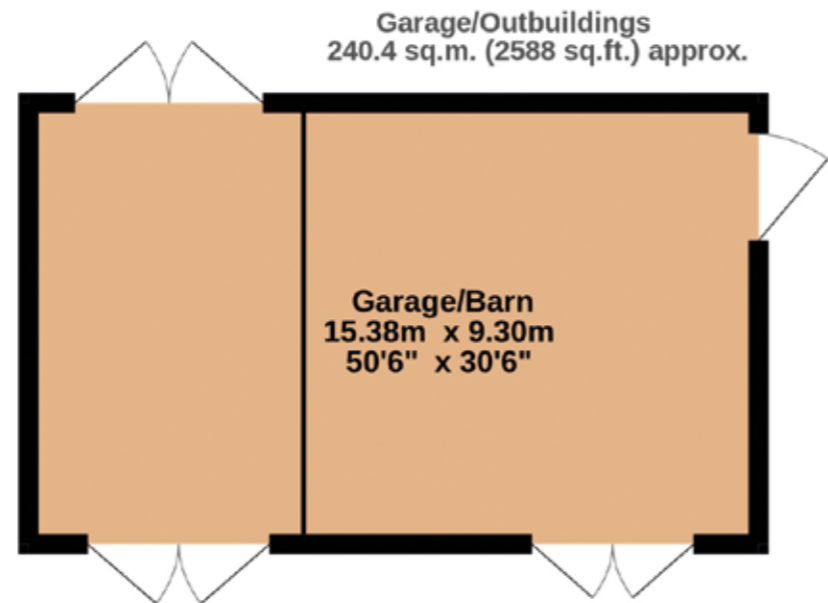
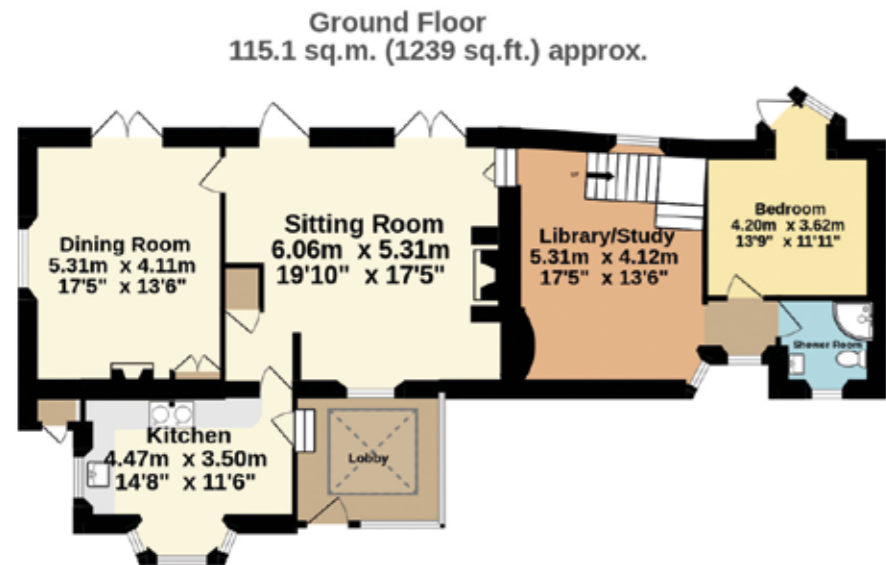
There are four/five bedrooms in total, including a wonderful principal bedroom overlooking the moor, accompanied by a spacious family bathroom.

Overall, Lower Shapley Farm is a wonderful home with direct Moor access which facilitates a fabulous lifestyle opportunity for any incoming buyer.



Approximate Gross Internal Floor Area  
447.7 sq m (4819 sq ft) approx.

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

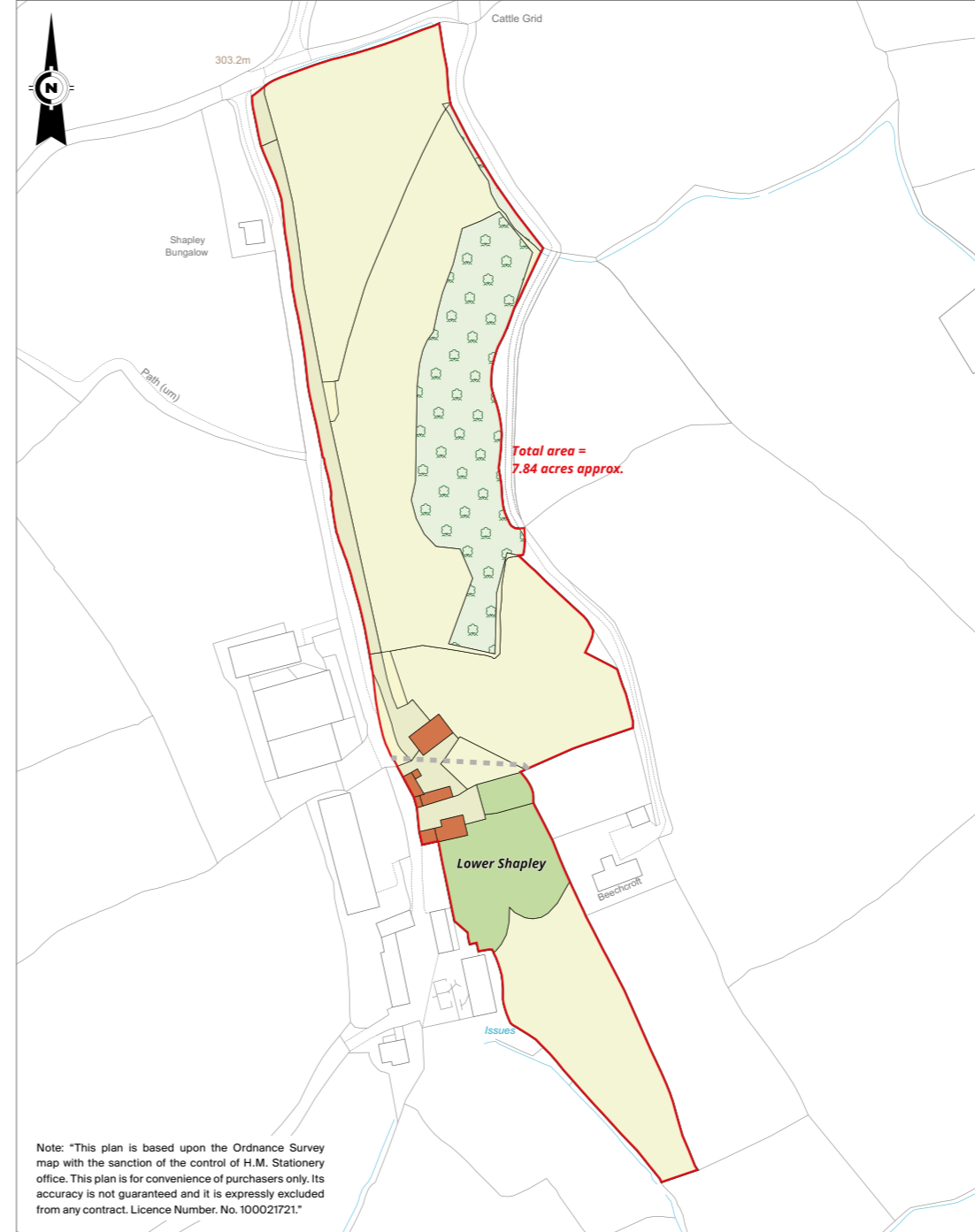
## Current services

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 8EB)

From Chagford head up Mill St and turn left at the cross roads and continue towards Corndon. Head through Corndon and take the next left down a private driveway. Lower Shapley Farm is on the left-hand side at the bottom of the drive.

## Property information

**Tenure:** Freehold

**Local Authority:** West Devon Borough Council: 01822 813600

**Dartmoor National Park Authority.** Parke, Bovey Tracey Devon, TQ13 9JQ

**Tel:** 01626 832093.

**Council Tax:** Band G

**EPC Rating:** E

**Guide Price:** £1,200,000



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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