

Padley Hey, Chagford, Dartmoor, Devon





A beautifully presented low built home with **fabulous views** over Meldon and the moor in the heart of Chagford.

Summary of accommodation

Ground Floor

Entrance hall | Drawing room | Dining room | Kitchen/breakfast room | Garden room | Study | Utility | Principal bedroom with dressing rooms and en suite

Lobby/boot room | Powder Room | Attached double garage

First Floor

Two further en suite bedrooms | Eaves storage

Distances

Moretonhampstead 4 miles, Okehampton 12 miles, Exeter 20 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

Padley Hey is located in the heart of Chagford in the renowned Dartmoor National Park. Chagford is a picturesque stannary town on the north-easterly edge of Dartmoor. There is a footpath directly to the square from the house making the centre very accessible. Chagford has been voted "Best rural place to live in Britain" by the Sunday Times and boasts a wide range of conveniences and specialty shops including a Post Office, surgery, pharmacy, family butcher, wine shop, bakery, green grocer, two delicatessens, various restaurants, cafés, pubs and a large hardware and household store. There are three hotels including Bovey Castle and the world famous Gidleigh Park with its two starred Michelin restaurant.

Further afield is the market town of Okehampton which has a large Waitrose supermarket. The town has a primary school, pre-school and Montessori. The Cathedral City of Exeter has a good selection of private schools, including The Maynard and Exeter School.

The A30, which is 4.5 miles away, gives good, quick access to Exeter and the M5. There are regular rail services to London Paddington from Newton Abbot and Exeter. Exeter Airport has a growing number of national and international flights, including daily flights to London City Airport.





Chagford is perfectly situated for Dartmoor's vast array of activities such as fishing, walking and cycling which are all within easy reach of the property. The town has its own outdoor river fed community swimming pool. Bovey Castle, which has a superb 18 hole golf course and extensive leisure facilities, lies about three miles to the south.

The property

Centrally positioned in the heart of Chagford, Padley Hey is a mere 2-minute walk from the Square. This property offers an ideal location complemented by picturesque views of Meldon. It has been meticulously renovated to an impeccable standard, boasting modern amenities, air-source underfloor heating, an air filtration service and pervasive double glazing.

Characterised by a lateral layout, the dwelling features an exquisite kitchen breakfast room equipped with Miele appliances, accompanied by a generously proportioned utility area. The dining room, with access to a south-facing terrace, seamlessly connects to an elegant sitting room adorned with a fireplace. A splendid oak frame extension, featuring floor-to-ceiling glass and sliding doors, opens to the garden, creating a captivating space for social gatherings.

The property further comprises of a beautiful principal suite with far reaching views over Dartmoor. There are two additional bedrooms, an office with reliable WiFi, and an attached garage contribute to the property's functional layout. Surrounding the house is a mature south-facing garden, complemented by ample parking accessed through electric gates.

Services

Mains electricity and water.

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 8AS)

From the Square head down Mill street and fork left down Manor Road. Take the next left down a private lane and Padley Hey is at the end.

Property information

Tenure: Freehold

Local Authority: West Devon Borough Council

Council Tax: Band G

EPC Rating: E

Guide Price: £1,350,000



Approximate Gross Internal Floor Area

326.9 sq m (3519 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.

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 February 2024. Photographs and videos dated February 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