



**Summerhayes
Throwleigh
Dartmoor**





A beautifully presented home with outstanding views over the Dartmoor National Park.





*Chagford 4.4 miles
Exeter 20 miles (London Paddington 2 hours)
(All distances and times are approximate)*



Situation

Summerhayes is on the edge of the much sought-after conservation village of Throwleigh on the northern edge of the Dartmoor National Park adjoining open moorland. The setting of the property, with the direct access onto the moorland is ideal for riding and walking enthusiasts. The property is also readily accessible to the A30 dual carriageway, about four miles away, which gives access to the M5 at Exeter along with the mainline train station, with regular services to London Paddington in just over 2 hours. Summerhayes was originally The Rectory of the village of Throwleigh, which has a church, which runs a Post Office two afternoons a week, a village hall and pub with a vibrant community. The attractive stannary town of

Chagford lies about four miles to the southeast and has an interesting variety of shops, inns and restaurants, including three Michelin starred Gidleigh Park. There are golf courses at Bovey Castle, Okehampton and Exeter. The market town of Okehampton, about seven miles away offers a greater variety of shopping and recreational facilities, including a Waitrose supermarket. There are many excellent primary and secondary schools in the area, and first class private schools can be found at Exeter, Tavistock and Tiverton. The property is situated with direct access on the northern edge of the Dartmoor National Park, which covers approximately 365 square miles of beautiful and unspoilt moorland scenery, providing endless opportunities for walking, cycling and riding in the area. There are many rivers for fishing nearby and the North Devon and Cornish coastline are within easy reach.





On entering the property there is ample parking including a garage. There is excellent entertaining space with a beautifully presented kitchen breakfast room and an electric AGA. This room has direct access via French doors onto a wonderful terrace which takes full advantage of the outlook. There is a generous dining room with a wood burner with further direct access to the terrace. In addition there is a snug as well as a sitting room with a further wood burner. Also of note is the spacious boot room and utility space which is ideal for a home of this size.

On the first floor there are five to six bedrooms making this property perfect for family living. The master suite is particularly impressive and takes full advantage of the dual aspect views over Dartmoor.

Located off the hallway is a currently unfinished room with all electrics and plumbing in place, which would be suitable for a large family bathroom or a bedroom with an en suite.

It is also important to note the house has double glazing throughout, new electrics, wood burners and boiler, making the property very desirable.





Gardens and Grounds

Attached to the house is a double garage a storage shed, wood store and a greenhouse. There are beautiful views from the terrace as well as wonderful garden and ha ha perfect for entertaining as it takes full advantage of the evening sun and outstanding outlook.

Services

Mains Water, Electricity, Oil Fired Central Heating, Private Drainage.

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.

Local Authority

West Devon borough council, Kilworthy park, Tavistock, Devon PL19 0BZ Tel: 01822 813600

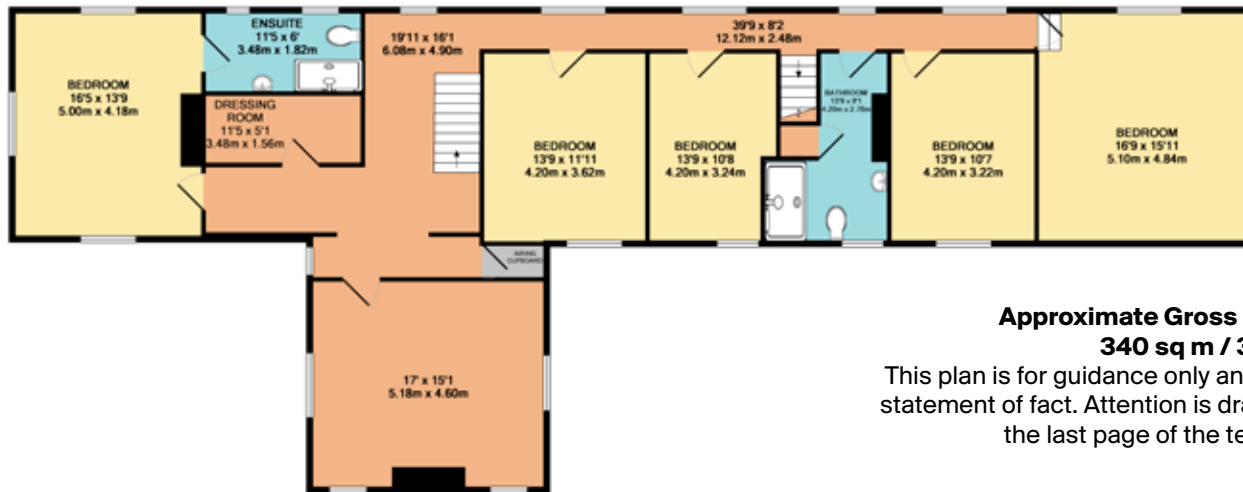
Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

Directions (Postcode EX20 2HX)

From Exeter and the M5 motorway, take the A30 west towards Okehampton. After about 14 miles, at Whiddon Down, turn left signposted to Whiddon Down. Proceed through Whiddon Down and follow signs to Throwleigh. Once in Throwleigh with the church in front of you turn left up the lane to Shilstone and Summerhayes is up the hill on the right.





**Approximate Gross Internal Floor Area
340 sq m / 3,660 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

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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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