

Market Field Chagford, Dartmoor, Devon TQ13





A spacious, contemporary home in a quiet cul-de-sac, close to the town square, yet with stunning views of the open moor.



Situation

Market Field 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. 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, cafes, pubs and two large hardware and household stores. 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 village 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 village has its own outdoor riverfed community swimming pool. Bovey Castle, which has a superb 18 hole golf course and extensive leisure facilities, lies about three miles to the south.

For sale freehold

The house has been refurbished to a very high standard and has outstanding views of Meldon and the surrounding countryside. The property has excellent reception space with a wonderful kitchen breakfast room and sitting area with a wood burner. There is also direct access from this room via sliding doors to the garden and Dartmoor beyond. There is also a snug/ dining room as well as an excellent office making it ideal for anyone working from home. There is a spacious utility room and family room making for well balanced accommodation. There is ample bedroom accommodation including an impressive master suite with views of Dartmoor as well as three further bedrooms. The spacious annexe is ideal for guests or as a secondary income. In addition to the main house there is also off street parking for up to five cars which is highly desirable in this location.

Moretonhampstead 4 miles, Okehampton 12 miles, Exeter 20 miles (London Paddington 2 hours 15mins) (All distances and times are approximate)





Gardens and Grounds

The garden is south-facing and is one of the key features of Market Field. It boasts outstanding views and direct access to the field beyond. There is also an attractive summer house and the garden has been sensitively planted, making it ideal for al fresco dining.

Services

Mains electricity, water and drainage. Oil fired heating.

Local Authority

West Devon Borough Council, Kilworthy Park, Tavistock Devon, PL19 0BZ

Viewing

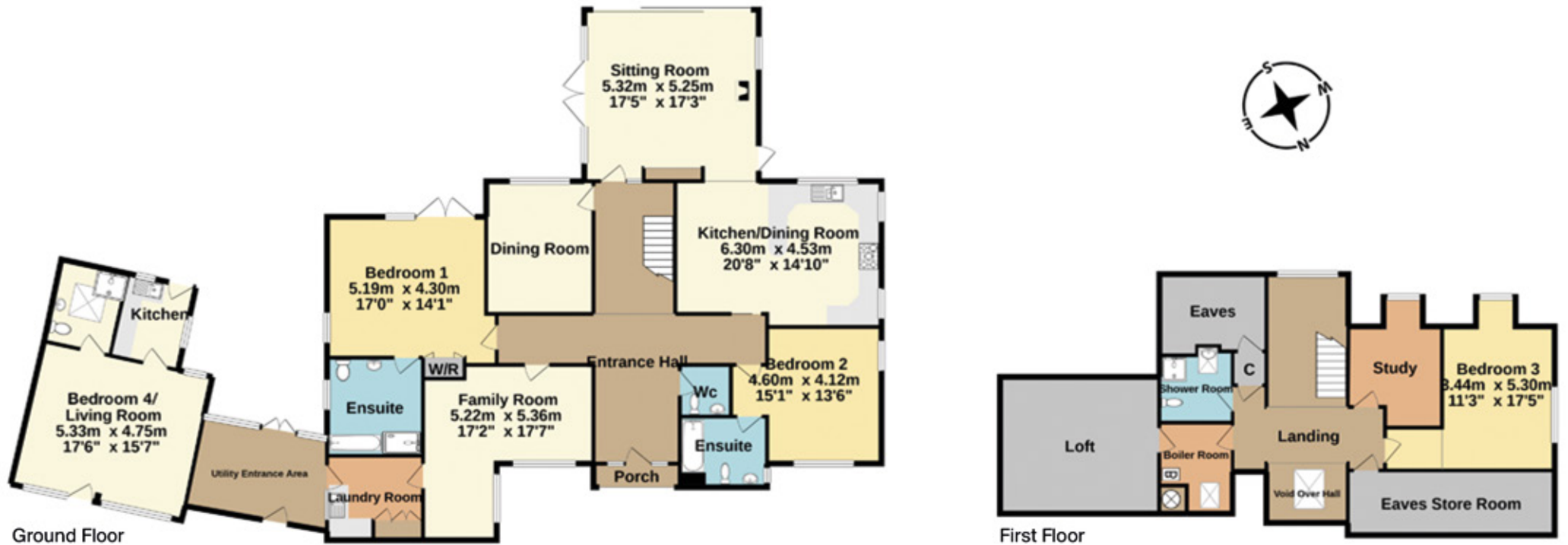
Strictly by appointment only with agents Knight Frank
Tel: 01392 423111

Directions (Postcode TQ13 8UB)

From Exeter and junction 30 of the M5, take the A30, following signs for Okehampton. Continue for about 16 miles turning off at Whiddon Down. Proceed past the petrol station on the right and at the roundabout turn left towards Moretonhampstead on the A382. Follow this road beyond Sandypark until reaching the Junction at Easton Court sign posted 'Chagford' to the right. Head into Chagford and turn left at the Square then take the road right down Stannary Place and Market Field is on the left-hand side.

**Approximate Gross Internal Floor Area
335.5 sq m / 3,611 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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I would be delighted to tell you more.

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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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