



One Ivy Cottages, Moretonhampstead



# ONE IVY COTTAGES

STATION ROAD • MORETONHAMPSTEAD • DEVON • TQ13 8NH

A three-story end terrace cottage located down a quiet lane, close to the town's shops and amenities. Inside, the cottage is spacious and full of character with a ground floor rear extension and feature open fire to the living room. The cottage is well-presented with neutral décor throughout and offers many character features, such as exposed beams, ledged and braced timber doors and charming winding staircases.

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Welcome ...



The property is situated on a quiet lane which leads to the front of the property. An external front door opens in to the ENTRANCE LOBBY, which is also shared by the neighbouring property. An inner timber door leads into the LIVING ROOM with exposed stone feature wall, inglenook fireplace with granite hearth and oak lintel over, open fire grate and hood - making a great feature of this spacious room. A rustic oak door opens to reveal the steep, winding staircase which leads to the first floor.



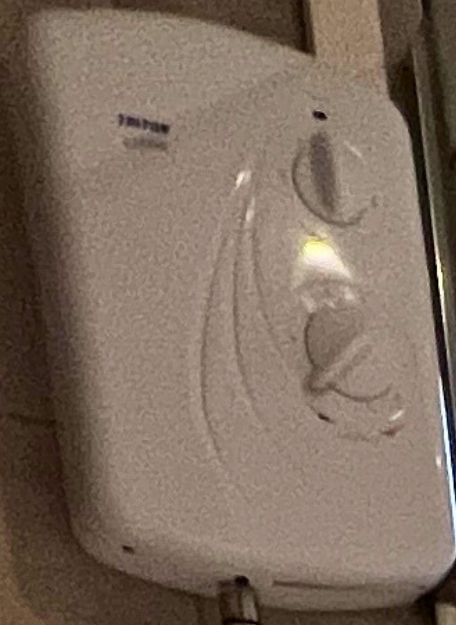




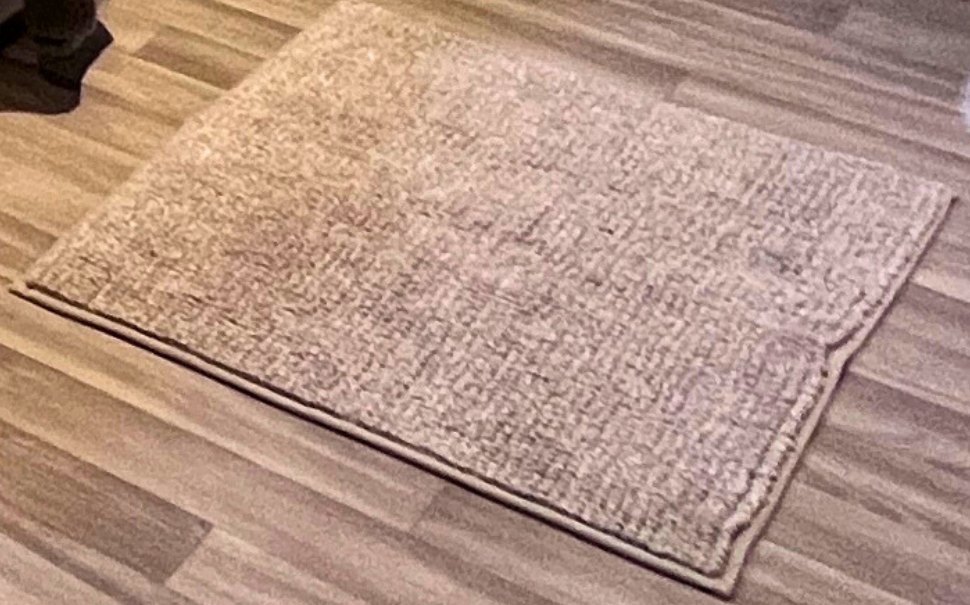


The KITCHEN/DINER has a modern feel and is fitted with a range of floor mounted cupboards, space for electric cooker, sink with drainer and a useful breakfast bar. There is a window to the side elevation. Head through to the rear with its separate UTILITY ROOM with stable-style door leading to a cobbled courtyard over which the property enjoys a right of way.





Soak Your Troubles Away







There is a large modern FAMILY BATHROOM with bath, separate shower, WC and wash hand basin.



A narrow and steep winding staircase leads to the first floor landing, with an airing cupboard containing the hot water cylinder. BEDROOM 1 is a spacious double bedroom with a blocked off feature fireplace.



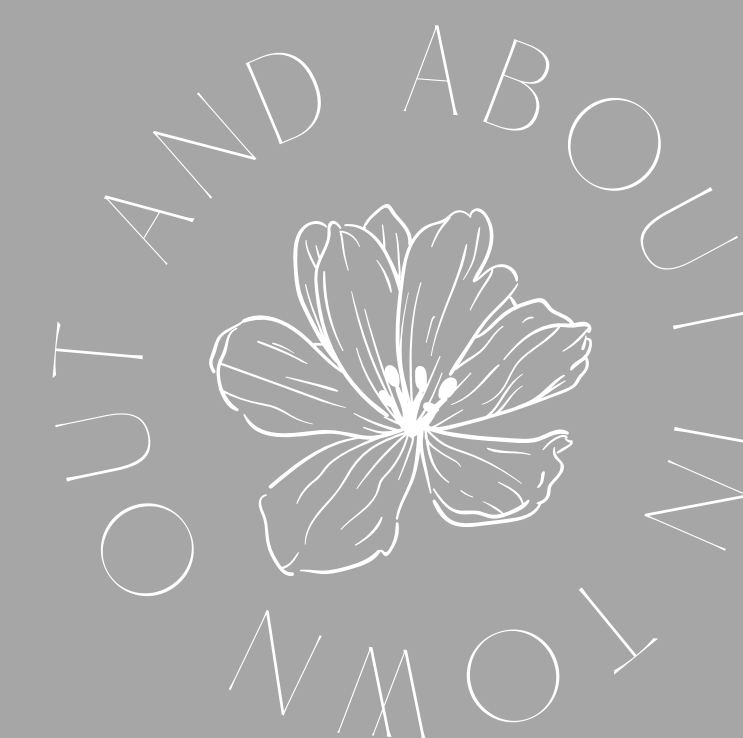


A further narrow and winding staircase leads up to the second floor to BEDROOM 2, which is a spacious double, vaulted ceiling and exposed beams (causing some restricted head height in some places) and built-in wardrobe. A dormer window at the front provides views of the neighbouring garden, rooftops and the countryside beyond and fills the room with light.





# MORETONHAMPSTEAD



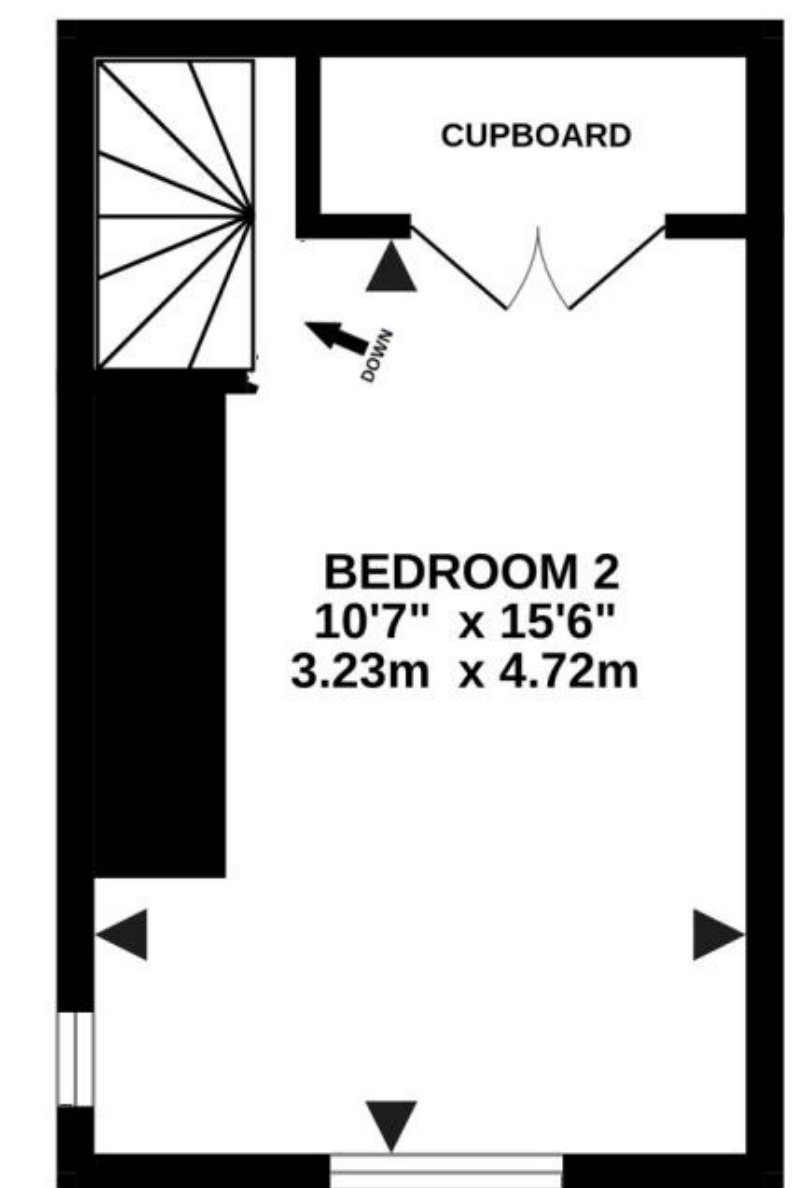
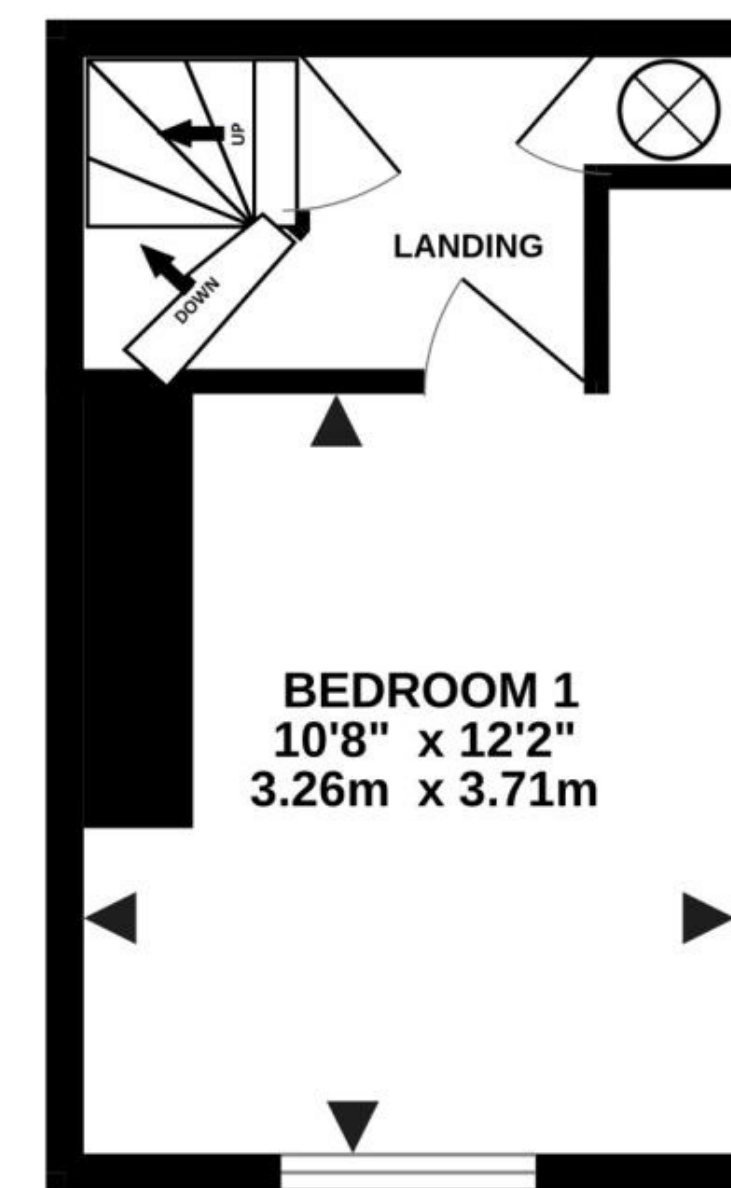
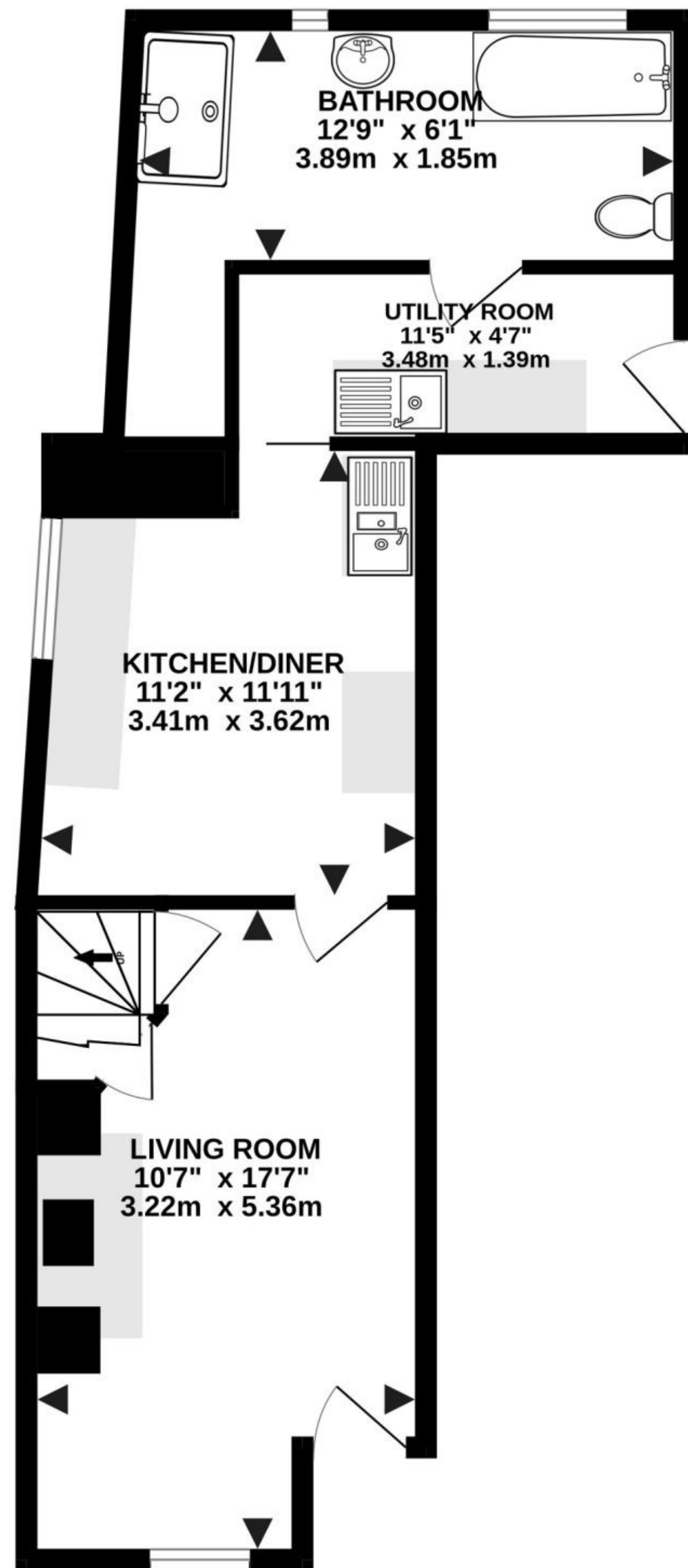
Moretonhampstead is a popular Dartmoor town sitting on the east fringe of the moors, in an area of outstanding natural beauty, just a short distance from both the Teign Valley and the rugged grandeur of Dartmoor. Within the town there is a good range of shops, churches, primary school, library, bank, swimming pool, sports facilities, inn's and hotels giving an excellent mixture of activities.

The cathedral City of Exeter is approximately 13 miles away with good links to the motorway and the airport, with Plymouth to the south providing ferry routes to the continent. Rail links can also be found in Exeter, Newton Abbot and Plymouth.





# Floorplans



TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Key Facts for Buyers

## SERVICES

The property has electric, mains water and drainage connected.

## TENURE

Freehold

## EPC

The property has an Exemption Certificate and is Grade II Listed.

## COUNCIL TAX BAND - B

## BROADBAND

Superfast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

## MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

## MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below - [Key Facts for Buyers - click here](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

## VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Dartmoor Office - 01364 652652 or the High Moor Office - 01647 441104 or Email - [ashburton@sawdyeandharris.co.uk](mailto:ashburton@sawdyeandharris.co.uk)

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

## BUYERS INFORMATION PACK

A Buyers Information Pack (BIP) is available for this property. Please contact the agents to obtain your copy.

This property is "SALE READY" with a Reservation Agreement available through Gazeal, the UK's NO 1. provider of Reservation Agreements.

Gazeal provides a faster and more secure home moving process which is recommended by Government in their How to Sell & Buy Guides. Our unique Reservation process provides a Commitment to the terms agreed by the Buyer and the Seller, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed. - read more here - <https://www.gazeal.co.uk/buyers>









**SCAN ME** to book a viewing  
or call the Sawdye & Harris team on 01364 652652

