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REF: DRC00157

**Meadowside  
Pound Street  
Moretonhampstead**

*An immaculately presented 2/3 bed detached house with rural views set in secluded easy-maintenance gardens bordering fields just a short walk from the town centre.*



***Enclosed Porch, Hall, Sitting Room, Dining Room/Ground Floor Bedroom 3,  
Kitchen, Bathroom with sep shower, 2 First Floor Bedrooms and W.C.  
Garage, Parking Apron, Easy-care Gardens***

**£399,000**

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**Meadowside** is a beautifully presented 2/3 bedroom chalet style property of traditional construction quietly set in its secluded garden at the end of a private drive and bordered by fields on one side. The large sitting room with its picture windows and the principal bedroom have a fine southerly outlook across the fields to Brinning Lane, the Wray Valley and, to the south west, the Dartmoor skyline.

**Moretonhampstead** is a small moorland town within the Dartmoor National Park with a lively community of all ages. The open landscape of the high moor is easy to access from the town. Within the town there is a variety of shops, churches, library, bank, swimming pool, inns and hotels. The primary school and a leisure centre are located on the outskirts of the town. Exeter and Newton Abbot, with good road and rail links to other parts of the country, are both approximately 12 miles away, with Okehampton only 14 miles to the north west. Many sporting activities are available in the vicinity including fishing, riding, tennis, swimming and bowls and there is a golf course at the Bovey Castle Hotel nearby.

**The accommodation with approximate measurements comprises:-**

**Entrance Porch:**

Fully enclosed with Upvc framed double glazed windowed walls to two sides and clear double polycarbonate sheet roof. Tiled floor. Upvc framed door with full height obscure and double glazed panel, matching side panel to

**Reception Hall:**

L-shaped with doors to all ground floor rooms. Double radiator. Stairs with turned balusters to first floor. Understair cupboard. Airing cupboard with slatted linen shelves and electric tubular radiator. Telephone point.

**Sitting Room: 21' 9" x 14' 10" (6.62m x 4.52m)**

Triple aspect with two windows looking across open country to the Wray Valley to the side elevation and windows to front and rear elevations overlooking gardens. Modern limestone fireplace and hearth with inset stainless steel electric fire, two double radiators. T.V. aerial point.



**Dining Room/Ground Floor Bedroom 3: 12' 8" x 9' 10" (3.86m x 2.99m) plus deep recess**

Window to front elevation. Double radiator. Telephone point.





**Kitchen: 11' 11" x 9' 10" (3.63m x 2.99m)**

Window to rear elevation overlooking garden and countryside beyond to the Wray Valley. Upvc framed part obscure glazed door to rear garden. Range of modern kitchen units of cupboards and drawers with matching wall cupboards to three sides and boiler cupboard housing Baxi gas fired combi boiler providing hot water and central heating. Space for slot-in cooker. Space and plumbing beneath worksurface for washing machine. spaces beneath worksurfaces for two further appliances. Tiled splashbacks and window sill. Built-in cooker hood. Nine inset ceiling mounted halogen downlights. Inset single bowl, single drainer stainless steel sink with mixer tap. Double radiator. Fitted blind.

**Bathroom: 8' 3" x 6' 10" (2.51m x 2.08m)**

Obscure glazed window to rear elevation. Fully tiled walls. three piece suite comprising panelled bath with mixer tap and shower attachment. Pedestal hand basin. Close coupled W.C. Fully tiled shower enclosure with thermostatically controlled shower. Chromed towel rail/radiator. Extraction fan. Fitted roller blind.

**First Floor Landing:**

Part galleried. Doors to all first floor rooms. Access hatch to insulated roof space. Double walk-in wardrobe cupboard with hanging rail.

**Bedroom 1: 13' 4" x 12' 2" (4.06m x 3.71m)**

Window to side elevation with country outlook over fields to Brinning Lane and the Wray Valley with the Dartmoor skyline in the distance. Double radiator. Low doors to fully floored under-eave storage areas. T.V. aerial and telephone points.

**View from Bedroom 1****Bedroom 2: 12' 2" x 9' 11" (3.71m x 3.02m)**

Window to side elevation. Outlook towards the town centre. Double radiator. Double louvre doors to floored under-eave storage area with electric light.

From the landing sliding door to

**Cloakroom:** Fully tiled walls. Close coupled W.C. wall mounted corner handbasin.

**Outside:** Double metal gates lead from the private driveway over which a right of way is enjoyed to herringbone brick drive leading to

**Garage: 16' 11" x 8' 9" (5.15m x 2.66m) internal**

Concrete block construction with mono pitch roof and steel up and over door. Double glazed window to rear elevation. Electric power and light laid on.

**Front garden:**

Much of the front garden area is laid to gravel for ease of maintenance and to provide further vehicle parking and turning with a neatly trimmed mature devon hedge between it and the bordering fields. Border beds with a range of mature garden shrubs to provide foliage and flower cover throughout the year. Timber built storage shed for garden implements. To either side of the house there are white painted palisade pedestrian gates to:





**Rear Garden:** Adjacent to the back door there is a concrete paved seating terrace and a broad gravelled path sweeps around on three sides of the garden screened by mature hedging to give a good degree of seclusion and privacy. Central lawn and granite edged border bed and rockery. Timber built potting shed 7'9 x 6'5 internal with a further timber built garden storage shed 6'9 x 4'10 internal. Outside water tap. Outside the Living Room on the south side there is a further concrete paved seating area enclosed by neat white pallisade fencing accessible to both front and rear gardens.

**Services:** Mains electricity, gas, water and drainage all laid on.

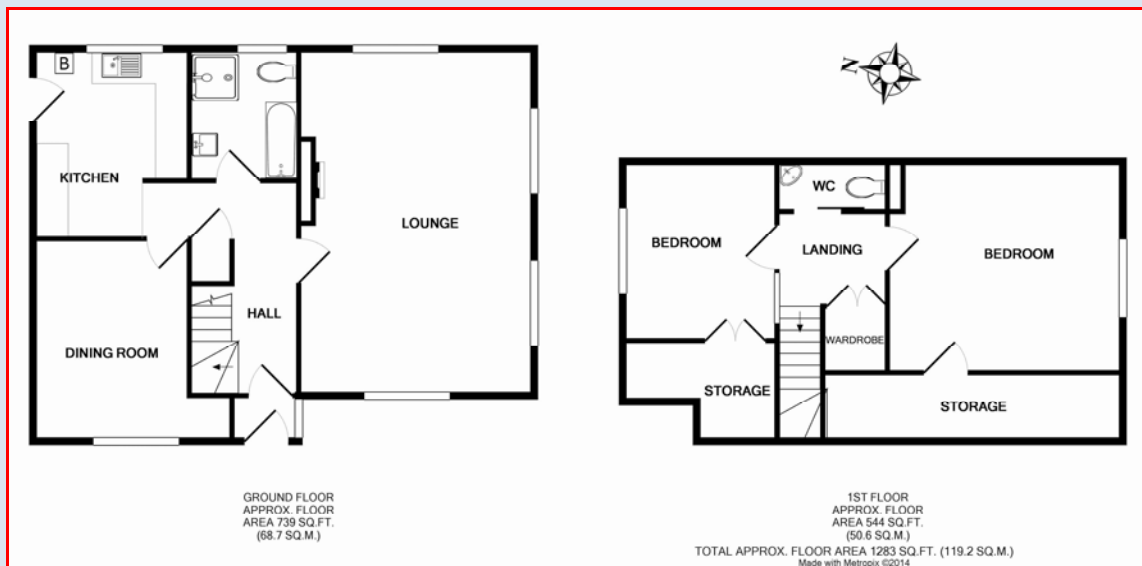
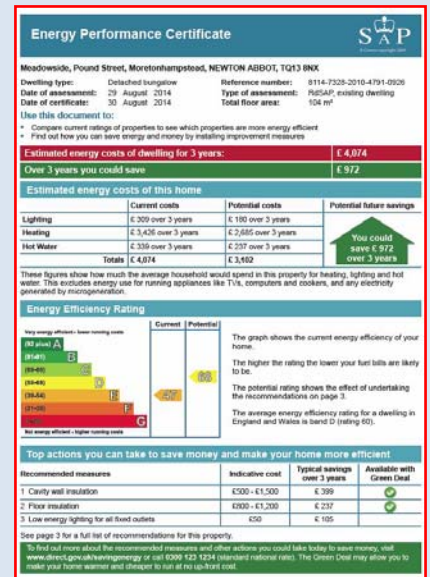
**Outgoings:** Council Tax Band: D

**VIEWING:** By telephone appointment through Rendells Estate Agents, Tel: 01647 432277

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**Directions:** From the square in the centre of Moretonhampstead, take the Postbridge road (Court Street) for few yards and turn to the south into Pound Street. The entrance drive to Meadowside lies on the left hand side as the road begins to descend and just after the granite-built old school building.