



THREE LOWER KINSMANS DALE, MORETONHAMPSTEAD



THREE LOWER KINSMANS DALE

MORETONHAMPSTEAD • TQ13 8LU

Positioned on the edge of Moretonhampstead, Three Lower Kinsmans Dale is a period semi-detached home with garden, views and clear scope for refurbishment.

The house now requires modernisation, but its appeal lies in its proportions, position and potential. The accommodation is arranged over two floors and includes two reception rooms, a kitchen, three bedrooms and a bathroom, together with a useful utility/outbuilding to the rear.

There is a quiet, established feel to the setting, with the gardens sitting to the front and off to the rear of the house and views opening out towards the surrounding countryside. For buyers looking to create a home of their own, this is an appealing opportunity in one of Dartmoor's most sought-after market towns.

The property is offered with no onward chain.



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KEY FEATURES

- Period semi-detached home on the edge of Moretonhampstead
- In need of modernisation throughout
- Offered with no onward chain
- Three bedrooms
- Two reception rooms
- Kitchen with door to the rear outbuilding
- Front garden with mature hedging and planting
- Side access leading to a further rear garden area
- Views towards the surrounding countryside
- Edge-of-town position within reach of local amenities
- Scope to improve, reconfigure and update, subject to any necessary consents





The entrance opens into a porch and hallway, from which the ground floor unfolds in a traditional and practical arrangement. The sitting room lies to the front, looking back across the garden, while the dining room sits beyond, creating a natural progression through the house towards the kitchen and rear access.

There is an honest simplicity to the layout. The rooms are clearly defined, practical and full of potential, offering a future owner the opportunity to restore, update and shape the house around their own way of living or remodel to suit modern living taste and preference.







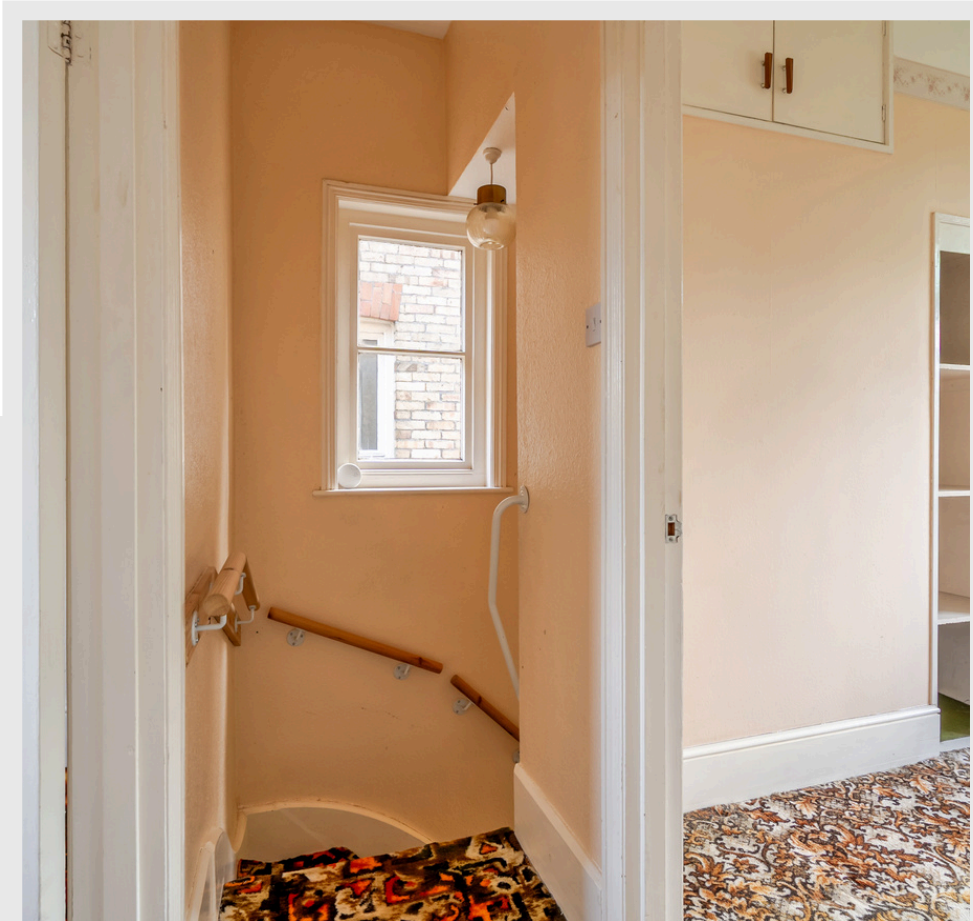
From the hallway, the sitting room lies to the front of the house, overlooking the garden and approach. It is a well-proportioned room with a simple, traditional feel, offering an obvious place for the main living space once the property is renewed. The dining room sits at the centre of the ground floor, and gives the layout a sense of flow, while still retaining the character of separate, clearly defined rooms. Sitting off, the kitchen extends to the rear of the house. It is a practical space with fitted units, work surfaces and room for appliances, with a glazed roof section drawing in additional natural light. A door to the rear gives access outside and to the garden area.





The first floor provides three bedrooms, each with its own outlook and character. The principal bedroom sits to the front, with a broad window and views towards the garden and neighbouring greenery.

The additional bedrooms provide useful flexibility for guests, children, home working or dressing space. As with the ground floor, the interiors now require modernisation, giving a future owner the chance to rethink finishes, decoration and layout in a way that suits modern living requirements.



The bathroom is arranged on the ground floor, off the dining area beside the kitchen, and forms part of the current rear section of the house. It is fitted with a bath, WC and wash basin, and is now ready for updating as part of the wider renovation.

Its position at the rear gives a future owner the opportunity to review the arrangement of this part of the ground floor and consider how the bathroom, kitchen and rear access might best work together, subject to any necessary consents.



Outside

The property enjoys garden areas to both the front and rear, giving it more outside space than may first appear evident from the approach.

To the front, a planted garden sits behind established hedging, with lawn, mature shrubs and seasonal colour creating a soft and private setting for the house. A side path provides access around the property to the rear, where there is a further area of fairly open garden, together with access to the utility/outbuilding and to the rear of the property itself. There is also a timber summer house/storage situated in the garden..

From the rear views open towards the surrounding countryside, reinforcing the property's attractive edge-of-town position. The outside space would benefit from attention, but it offers genuine scope for a future owner to reshape and enjoy the gardens alongside the wider renovation of the house.

Buyers should refer to the title plan and satisfy themselves as to the exact extent of the land, boundaries and access arrangements.



Key Facts for Buyers

TENURE - Freehold.

The property includes garden areas to the front and rear. The land is understood to be held under an unregistered title. Buyers should refer to the title documentation and verify the title position, boundaries and access arrangements through their solicitor. Please note there is no private parking with the property.

COUNCIL TAX BAND - C

EPC - F

SERVICES

The property has mains electric, water and drainage connected. The property has electric heaters in some of the rooms.

BROADBAND

Ultrafast 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 The Dartmoor Office - 01364 652652
Email - hello@sawdyeandharris.co.uk

If there is any aspect of the property that is particularly important to you, we recommend contacting us to confirm the details and availability before arranging a viewing or travelling any distance.

Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only. Any areas, measurements or distances are approximate

Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £30 plus VAT per person. This is not a credit check so it will have no effect on your credit history.

THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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★ TRANSACTION READY ★



This property is offered Transaction Ready with a HIPLA Digital Legal Pack prepared from day one.

What this means for you:

- ✓ Move faster – legal documents ready before you make an offer
- ✓ Greater confidence – key information available upfront
- ✓ Fewer delays – pre-prepared pack reduces conveyancing hold-ups
- ✓ Smoother process – your solicitor can start work immediately

What's included:

The pack includes official HM Land Registry documents, completed Property Information Forms, and essential legal documentation – all securely prepared and ready to share with your conveyancer.

THE RESULT?

A faster, smoother property purchase with fewer surprises and less waiting around.

Ask about viewing the Digital Legal Pack before making your offer.

Transaction Ready through HIPLA Digital Legal Pack

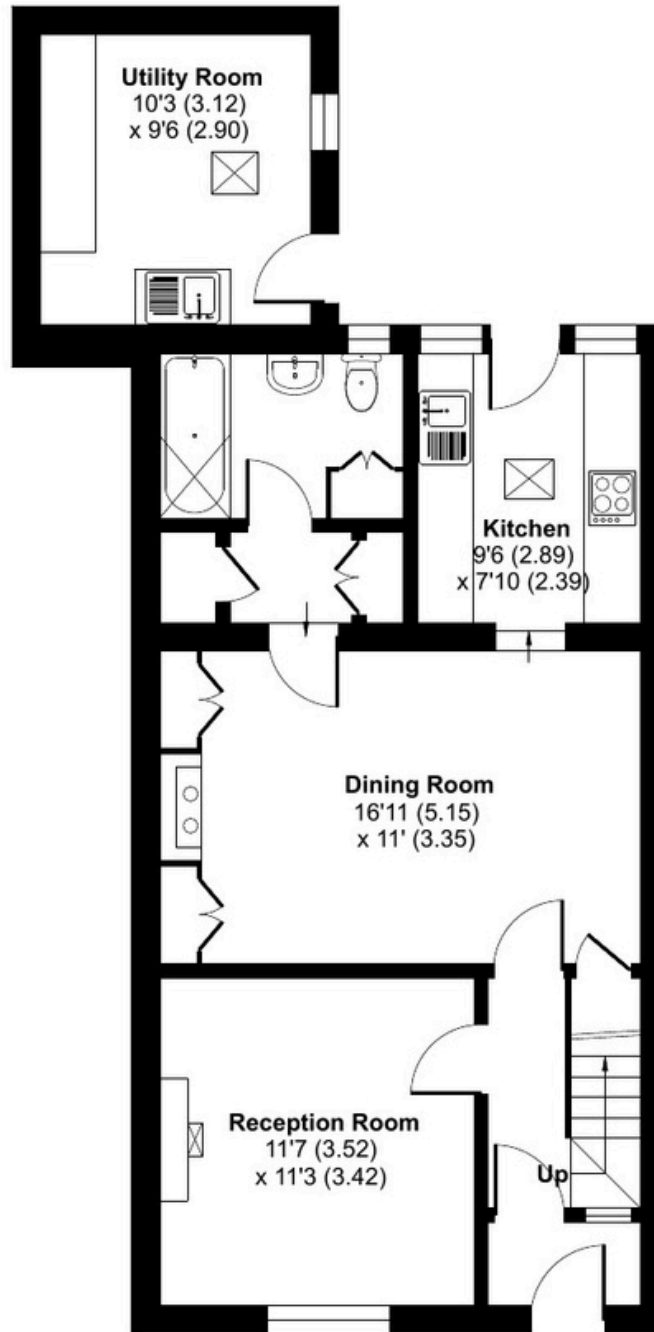
Lower Kinsmans Dale, Moretonhampstead, Newton Abbot, TQ13

Approximate Area = 955 sq ft / 88.7 sq m

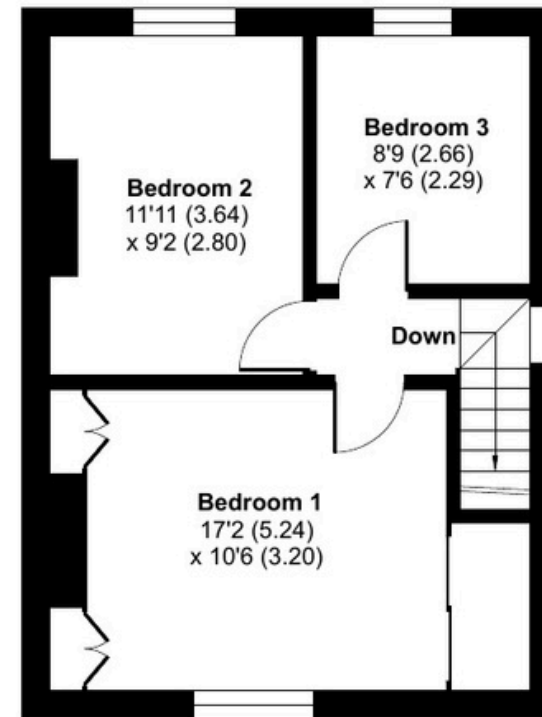
Outbuilding = 97 sq ft / 9 sq m

Total = 1052 sq ft / 97.7 sq m

For identification only - Not to scale



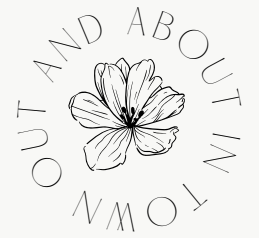
GROUND FLOOR



FIRST FLOOR



About... Moretonhampstead



Moretonhampstead sits at the north-eastern gateway to Dartmoor National Park – close enough to the moor to feel genuinely connected to it, while retaining all the character and convenience of a proper Devon market town. It is a place people tend to stay in once they discover it, and it is not difficult to understand why.

The town itself offers a good range of everyday amenities: independent shops, a well-regarded primary school, a doctor's surgery, a Post Office, cafés and pubs that serve the community as much as visitors. The White Hart Hotel on the Square is a landmark in its own right, and The Horse and Hippo cafe/restaurant also offer fantastic food.

Beyond the town, the National Park is immediately accessible – whether on foot through ancient lanes and high moorland, by bike, or simply by car to any number of striking viewpoints and open spaces. Castle Drogo, the National Trust's remarkable early twentieth century granite fortress, is within a few miles, as is the beautiful Teign Gorge and the village of Chagford, one of Devon's most admired small towns with its own collection of independent shops, galleries and excellent restaurants.

For connectivity, Exeter is around seventeen miles to the east, easily reached via the A30, and offers a mainline railway station with fast services to London Paddington. Newton Abbot, with its own station and wider retail offer, is around nine miles to the south. Moretonhampstead strikes a balance that is genuinely difficult to find: the pace and beauty of Dartmoor life, with the wider world well within reach.





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MORETONHAMPSTEAD • DEVON



SCAN ME
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A
VIEWING

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