



# TWO STEWARD BARNs, MORETONHAMPSTEAD





# TWO STEWARD BARNES

MORETONHAMPSTEAD • TQ13 8SD

A well presented and well proportioned three/four-bedroom barn conversion, offering character and charm. Located on the edge of Moretonhampstead, this delightful home sits adjacent to the Wrey Valley Trail, providing a perfect balance of rural tranquillity as well as excellent connectivity to the A38 and A30.

The property benefits from an enclosed cottage-style garden, garage, and off-road parking for up to three cars.

**GUIDE PRICE : £470,000**



**SAWDYE & HARRIS**  
**THE DARTMOOR OFFICE**

01364 652652  
HELLO@SAWDYEANDHARRIS.CO.UK

Your attention is drawn to the Important Notice on the last page of the text

# KEY FEATURES

- **A spacious and Characterful Home** – Beautifully presented with many original features and a well-proportioned layout.
- **Three/Four Bedrooms** – Flexible accommodation with the potential for a fourth bedroom, home office, or study.
- **Adjacent to Wray Valley Trail** – Ideal for walking, cycling, and enjoying nature right on your doorstep.
- **Cottage-Style Garden** – A private, enclosed outdoor space, perfect for relaxation or entertaining.
- **Garage and Off-Road Parking** – Ample parking for up to three cars, plus a garage for storage or workshop use.







*Welcome*

Head in to the house and the ENTRANCE HALL offers a practical space with ceramic tiled flooring and stairs to the first floor. To one side is the SITTING ROOM offering great living space with wood-burning stove nestled in the original stone fireplace, exposed timber beams and large window overlooking the garden to the front. The country-style kitchen sits off the hallway and features solid oak cabinetry and granite worktops for a timeless finish. The exposed ceiling beams add character, complementing the terracotta tiled flooring, which enhances the traditional feel of the space. The kitchen is well-equipped with a built-in oven and hob, alongside a deep blue Rayburn - perfect for those who love to cook and entertain.





Also laid out to the GROUND FLOOR is a useful UTILITY with space and plumbing for a washing machine as well as open storage for boots and shoes. A CLOAKROOM with WC sits off. BEDROOM 4/OFFICE offers a dual aspect space. The GARAGE/STORE is adjacent and offers useful storage space for bikes as well as light and power and timber garage doors to the front.



Three BEDROOMS sit to the first floor, each with its own unique charm and character. The MAIN BEDROOM is generously proportioned with built-in wardrobes and EN SUITE BATHROOM.





The FAMILY BATHROOM is fitted with a panelled bath and separate shower, wash hand basin set in to a open vanity unit and WC. The EN SUITE BATHROOM is fitted with a quadrant shower cubicle, sink with vanity under and WC.



# Outside

Accessed via a five-bar gate, the gravelled parking area is conveniently located to the side of the property.

A pathway, framed by a timber trellis archway, leads towards the front of the home.

The garden is a peaceful and inviting space with a patio area, perfect for outdoor dining adjacent to the house.

A level lawn extends beyond, enclosed by a combination of traditional stone walling and wooden fencing, offering privacy.



# Steward Barns, Moretonhampstead, Newton Abbot, TQ13



Denotes restricted  
head height

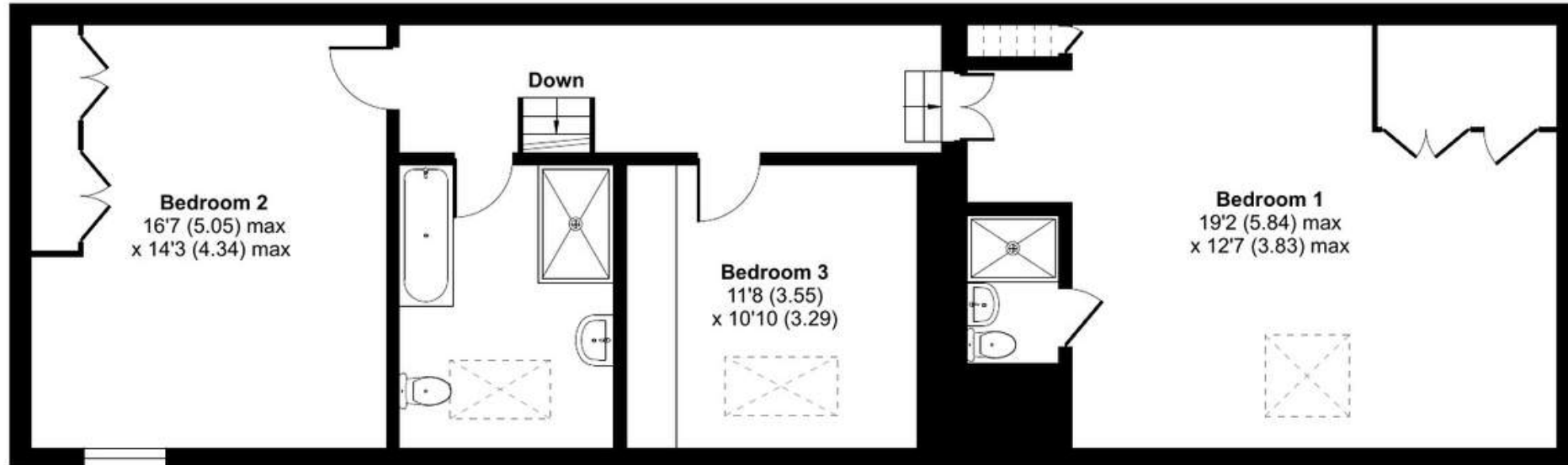
Approximate Area = 1807 sq ft / 167.8 sq m

Limited Use Area(s) = 9 sq ft / 0.8 sq m

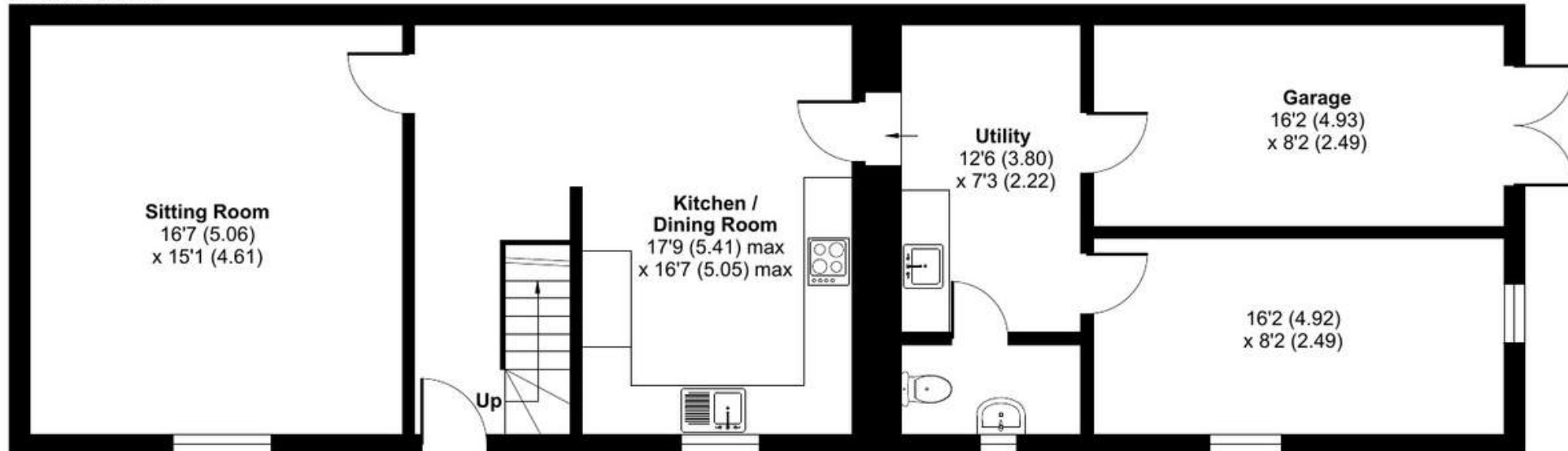
Garage = 136 sq ft / 12.6 sq m

Total = 1952 sq ft / 181.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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# Key Facts for Buyers

**TENURE** - Freehold

**COUNCIL TAX BAND** - D

**EPC** - D

## **SERVICES**

The property has mains water and electric. There is a private, shared drainage - please contact the agents for further details. Heating is by way of the oil-fired Rayburn..

## **PARKING**

There is a parking area at the rear of the house..

## **BROADBAND**

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](#)

**WHAT3WORDS** :rick.month.trifling

## **MORE INFORMATION FOR BUYERS**

For more information on this property, please click the link below..

### **Property Report - Key Facts for Buyers**

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.

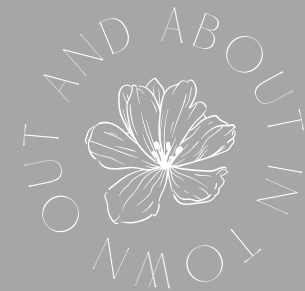
## **VIEWINGS**

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652 Email - [hello@sawdyeandharris.co.uk](mailto:hello@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.

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# 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.







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

