

STAGS

Murleigh

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Chagford, Newton Abbot, TQ13 8DB

Okehampton 12 Miles Exeter 22 Miles

An impressive five-bedroom detached family home set within approximately 2.83 acres of beautiful gardens and paddocks with River Teign frontage, just a short walk from the heart of Chagford.

- Detached five-bedroom family home
- Walking distance to the centre of Chagford
- Spacious and versatile accommodation
- Beautiful setting with paddocks
- Council Tax Band G
- 2.83 acres with River Teign frontage
- In need of updating
- Eight stables, garage and useful outbuildings
- Motivated sellers
- Freehold

Offers In Excess Of £995,000

SITUATION

Murleigh enjoys an enviable setting on the edge of the highly sought-after Dartmoor town of Chagford, one of Devon's most desirable moorland communities. Surrounded by beautiful rolling countryside and with direct access to the River Teign, the property offers a wonderful balance of peaceful rural living whilst remaining within easy walking distance of the town's excellent range of independent shops, cafés, pubs, primary school, church and day-to-day amenities.

Chagford is renowned for its vibrant community, excellent restaurants, regular farmers' markets and strong cultural scene, together with immediate access to the spectacular landscapes of Dartmoor National Park, offering endless opportunities for walking, riding, cycling and outdoor pursuits. The A30 is approximately five miles away, providing swift links to Exeter, the M5 and the Cathedral City, where there is an excellent range of shopping, leisure and educational facilities, together with mainline rail services and an international airport.







DESCRIPTION

Murleigh is an impressive detached family residence occupying a wonderful position within approximately 2.83 acres of beautifully established gardens and paddocks, enjoying an idyllic setting with frontage to the River Teign. Offering over 3,000 square feet of versatile accommodation is now in need of a campaign of refurbishment by it's new owners and the property has been a much-loved family home and presents an increasingly rare opportunity to acquire a substantial country property within walking distance of one of Dartmoor's most desirable towns.

The well-balanced accommodation is ideally suited to modern family life, with generous reception rooms providing excellent spaces for both entertaining and everyday living. The spacious kitchen forms the heart of the home, complemented by well-proportioned sitting and dining rooms that enjoy attractive views over the surrounding gardens and grounds. Five bedrooms and a study are arranged over the upper floors, providing flexible accommodation for growing families, those working from home or purchasers seeking multi-generational living.

Properties of this nature, combining a substantial family home, useful outbuildings, riverside grounds and nearly three acres, all within easy reach of the centre of Chagford, are seldom available. Murleigh represents an outstanding lifestyle opportunity within one of Dartmoor National Park's most sought-after locations.

GROUNDS AND OUTBULDINGS

Externally, the property is equally impressive. The mature gardens merge seamlessly into level paddocks extending to the river, creating an exceptional setting that will appeal to those with equestrian interests, hobby farmers or buyers simply seeking space and privacy. A substantial range of outbuildings, including eight stables, an equipment store and a double-length garage, offers tremendous versatility and scope for a variety of uses, subject to any necessary consents.

SERVICES

Utilities: Mains Electricity, and water
Drainage: Private - Brick septic tank - vendor confirms it complies with General Binding Rules 2020 - last emptied 2021
Heating: Gas central heating
Council Tax Band: G
EPC: D
Standard and Superfast broadband available (Ofcom)
EE, Three, O2 and Vodafone mobile network variable (Ofcom)

DIRECTIONS

From Eastern Cross (A382), turn up the B3206 towards Chagford and Stags sign is on the roadside, Murleigh is third house on the right.



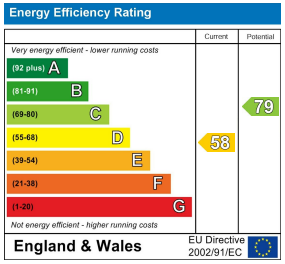




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