



**CHAPEL COTTAGE**  
GUIDE PRICE **£350,000**

**Two Bed Stone Cottage in a Beautiful Dartmoor Setting**  
**POSTBRIDGE**

**MILLER** TOWN & COUNTRY  
**exp** UK



- » Picturesque Location on Dartmoor
- » Original Features Throughout
- » Spacious Kitchen/Diner with Rayburn
- » Living Room with Log Burner
- » Bathrooms and 2 WCs
- » Private Moorland Gardens
- » Large Garage and Stone Barn
- » FREEHOLD/No onward chain

## The Property

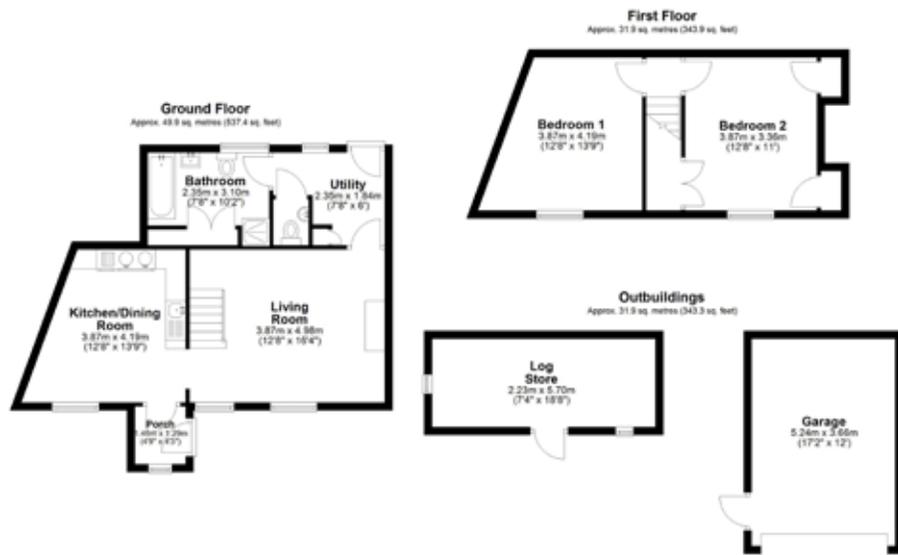
The beautiful stone cottage is set just on the fringe of the picturesque hamlet of Postbridge, right in the heart of Dartmoor. You are firstly invited to take off muddy walking boots in the convenient porch before being welcomed into the spacious kitchen/diner complete with a Rayburn and space to sit and enjoy a well earned cup of tea. The light and bright living room sits adjacent showing off its large granite fireplace and mantel, home to the log burner, perfect for those cosy winter nights. At the rear there is an extension, built in 2001, providing a space for the utilities, a WC, and a separate bathroom complete with bath, separate shower, and second WC. Upstairs there are two spacious double bedrooms, one with plenty of built in wardrobe space.



## Outside

At the front of the property, and just over the public bridle path sits a good size walled plot belonging to the cottage. There is parking for multiple vehicles as well as a stone barn and a large single garage. At the rear of the garage sits a pretty moorland garden, mostly grassed with Devon banks surrounding. At the rear of the property is a small grassed triangle, accessed via the rear hall, a perfect space to hang a washing line.





## Location

Postbridge is a small and picturesque hamlet set in the heart of Dartmoor. Surrounded by open moorland, rolling hills and dramatic granite tors, the village offers a peaceful rural setting with direct access to some of the South West's most striking natural scenery. Best known for its historic 13th-century clapper bridge spanning the East Dart River, Postbridge combines heritage charm with an enviable outdoor lifestyle. The area is ideal for walking, cycling and riding, with miles of open countryside on the doorstep. Along with its tranquil feel, it provides convenient road links to the larger towns of Princetown and Moretonhampstead, while Exeter and the A30 are within reasonable reach for commuting.

**Agents Note:**

1. Water is currently supplied by a spring, with permission, on Duchy Land.
2. We understand that permission has also been granted for a bore hole, also on Duchy Land.
3. Property cannot be used to run a business.
4. The property is subject to various rights from the Duchy, but is NOT a Duchy lease hold.

Title available for review.

## KEY INFORMATION

 2 Bedrooms	 EPC Rating: F (31)
 1 Bathroom	 Council Tax Band: C
 1 Reception Room	 Tenure: Freehold
 Garage	 Broadband: ADSL *Per Ofcom
 Not Listed	 Mobile Signal: Poor to good *Per Ofcom
 Heating: Oil woodburner	 Not suitable for wheelchair users
 Utilities: Mains electric. Private water and drainage	
 Restrictions: Yes - see title	
 Easements, Wayleaves: None known	
 Public Rights of Way: Yes - Bridle path over lane between cottage and garden	
 Flooding: No	
 Notable Construction Materials: Garage roof asbestos	
 Building Safety Concerns: None known	
 Mining Area: No	
 Planning Permission / Proposed Developments: None known	

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### VIEWING:

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