



Shop On The Green

Widcombe-In-The-Moor, Dartmoor National Park, Devon, TQ13 7TB



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A Unique Opportunity to Secure a Valuable Freehold Property within Dartmoor National Park, Enjoying a Fabulous Location Overlooking the Green at Widecombe-In-The-Moor.

**Substantial Granite Built Property, Originally 2 Cottages
Currently Arranged as Ground Floor Shop with Storage on First Floor
However, Could Easily be Remodelled (Subject to Planning Consent)**

For Sale by Informal Tender - Tender Date 12th April 2024 at 12 Noon

LOCATION

Widecombe-in-the-Moor is a village situated in the Dartmoor National Park, approximately 13 miles Northwest of Newton Abbot, 7 miles West of Bovey Tracey and 22 miles South West of the city of Exeter. Widecombe-in-the-Moor lies within the vale of the East Webburn River. The ridge of Hamel Down, rising to 1,697 feet above sea level, separates the valley from that of the West Webburn before they both meet the River Dart.

The subject property is slightly set back from the main village road (B3387), adjacent to the Village Green. Tourism is the main source of income for Widecombe and the village is an established international tourist destination. The Village is probably best known for Widecombe Fair, held annually on the second Tuesday of each September, attracting countless visitors. Dartmoor is a unique place with its wild open moorlands, deep river valleys and rare wildlife; a very popular place to visit and explore throughout the year.

DESCRIPTION

A two-storey granite built property, originally two cottages which form part of a terrace of properties overlooking the Green. The property is currently arranged as a retail premises with storage on ground floor with the original living accommodation above, which has not been lived in for some time and is in need of a total refurbishment.

Ref No: 4832

Offers in the Region of £300,000 Freehold

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)





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The accommodation briefly comprises:-

GROUND FLOOR

RETAIL AREA

23' 9" x 22' 4" (7.24m x 6.81m)
Access via recessed frontage.

FURTHER RETAIL AREA

14' 9" x 15' 5" (4.5m x 4.7m)

WORKSHOP

8' 2" x 11' 10" (2.49m x 3.60m)

WC

STORE ROOM

13' 9" x 10' 2" (4.2m x 3.10m)
Two staircases leading to:-

FIRST FLOOR

BEDROOM

13' 9" x 12' 2" (4.20m x 3.70m)

BEDROOM

8' 2" x 7' 3" (2.5m x 2.20m)

BEDROOM

11' 6" x 11' 10" (3.51m x 3.60m)

BATHROOM

BEDROOM

9' 10" x 8' 10" (3.00m x 2.70m)

BATHROOM

BEDROOM

10' 10" x 11' 1" (3.30m x 3.39m)

LIVING ROOM

14' 0" x 10' 10" (4.26m x 3.31m)

KITCHEN

10' 11" x 10' 11" (3.32m x 3.32m)

TOTAL AREA

Approximately 207.6m² (2,239 sq ft)

FOR SALE BY INFORMAL TENDER

Best and final offers are invited in writing (email acceptable) to the Agents, Bettsworths before **12 noon on Friday 12th April 2024.**

Offers should include details of the buyer's circumstances and finances required to purchase, as well as any conditions of the bid.

The successful purchaser will be expected to exchange contracts within 28 days of acceptance.

NB: The shop contents will be sold separately.

LAND REGISTRY TITLE DN187586

EPC RATING C

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths. Tel. 01803 212021.

Interested in this property?

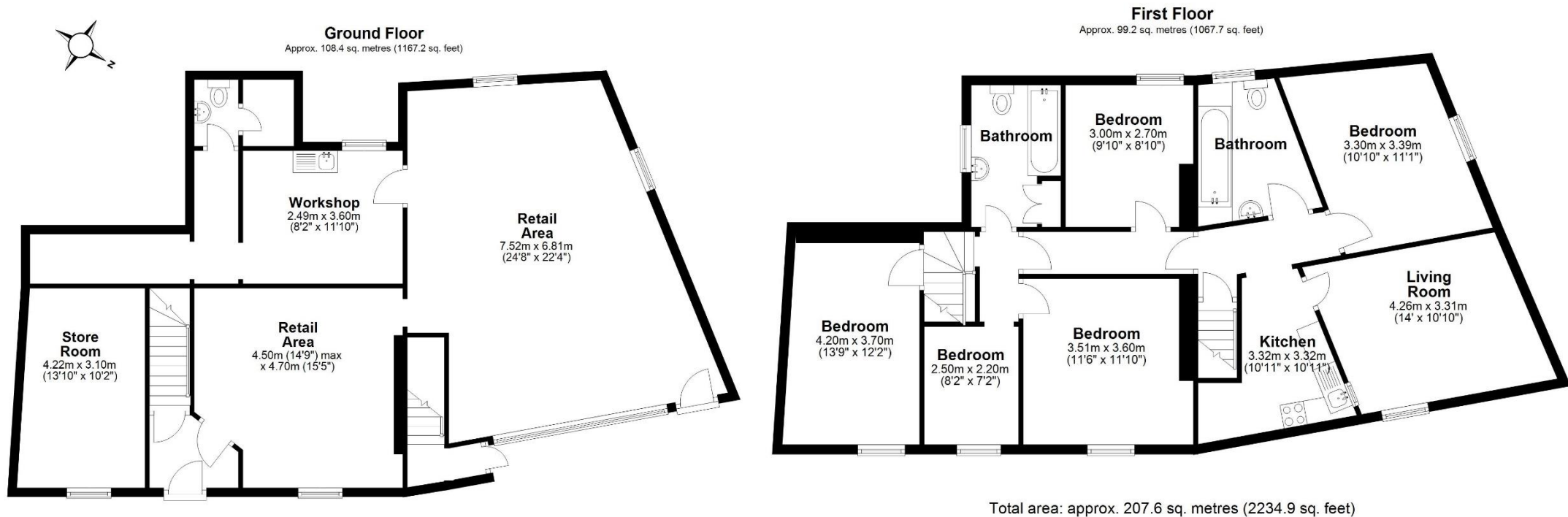
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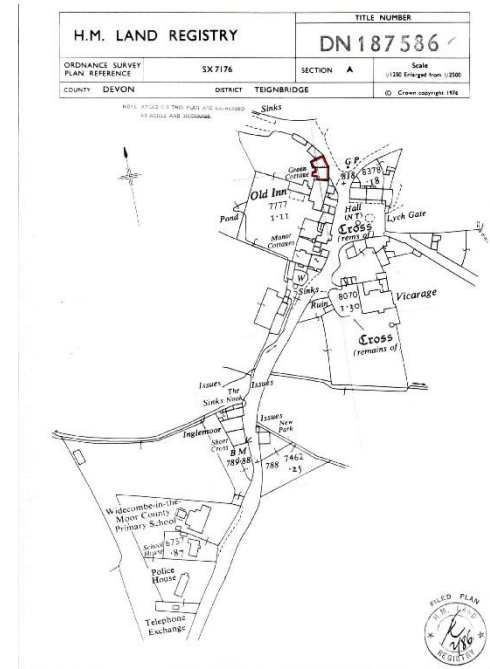
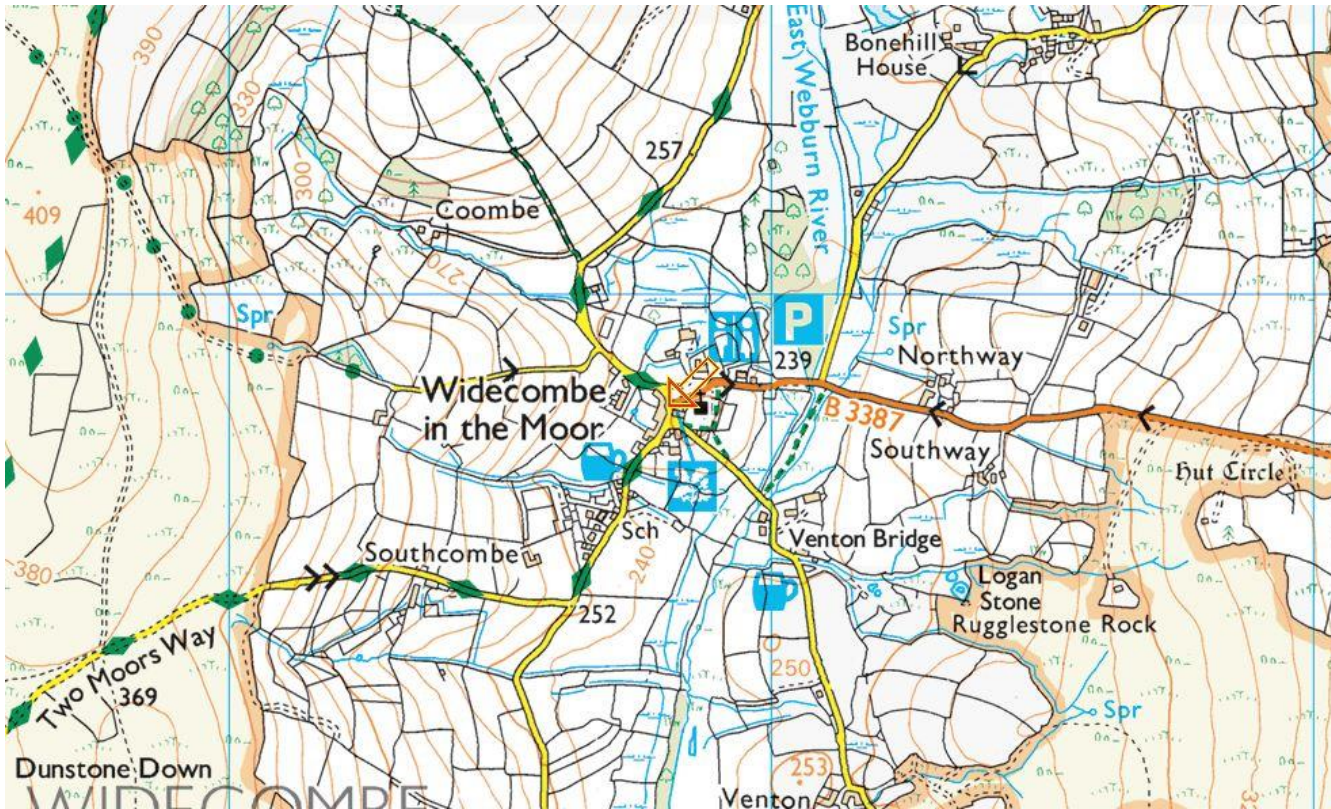
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