



A rare opportunity to purchase a fabulous, substantial and traditional Georgian farmhouse with five double bedrooms, all with en-suites, three reception rooms, a farmhouse kitchen, a conservatory, an enclosed South facing garden and parking, situated in a quiet hamlet, a short drive from the popular town of Bovey Tracey.

[Dunley Farmhouse](#) | [Bovey Tracey](#) | [Newton Abbot](#) | [TQ13 9PW](#)





PROPERTY TYPE

Detached Farm House
Freehold



SIZE

2,074 sq ft



LOCATION

Hamlet



AGE

Pre 18th Century



BEDROOMS

5



RECEPTION ROOMS

3



BATHROOMS

5



WARMTH

Community Biomass
Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

South Facing Garden



EPC RATING

48 E



COUNCIL TAX BAND

TBC



in a nutshell...

- Substantial Detached Farmhouse
- Five Double Bedrooms
- Five En-suites
- Three Reception Rooms
- Large Farmhouse Style Kitchen
- Conservatory
- Enclosed South Facing Garden
- Parking
- Duck Pond
- Paddocks available by separate negotiation





the details...

A rare opportunity to purchase a fabulous, substantial and traditional Georgian farmhouse with five double bedrooms, all en-suite, a conservatory, an enclosed South facing garden and parking, in a quiet hamlet, a short drive from the popular town of Bovey Tracey.

This wonderful residence, is well-presented throughout with light and neutral decor and feels warm with community biomass central heating and double glazing.

The accommodation comprises, on the ground floor, an entrance hallway with a staircase to the first floor and a convenient ground floor cloakroom beneath. A fabulous kitchen in a traditional farmhouse style with beautiful solid-granite worktops and bespoke fitted units in pine providing ample cupboard space, complete with tiled splashbacks and under-cabinet feature lighting. There is a built-in fan-oven, an induction hob and filter hood above, an integrated fridge plus a freestanding fridge/freezer, a Belfast sink with a mixer tap and a range cooker in a stone fireplace with feature lighting, an extractor above, and an original bread oven.

A spacious living room has a wood-burning stove and exposed beams with doors into a large conservatory which has electric heating and French doors to the garden. A separate dining room, perfect for a dinner party or family celebration has wonderful views over the rear garden and completing the ground floor is a double bedroom with an en-suite wet room.

Upstairs, there are four further bedrooms, all doubles with either ensuite bath or shower rooms, the principal bedroom having a centre-fill bath and a separate rainfall shower.

Outside, the rear garden wraps around two sides of the property with manicured lawns and an extensive paved terrace, making a wonderful outside space for entertaining, be it alfresco dining or a barbecue. Being South facing, it enjoys long hours of summer sunshine. The garden extends to include a large duck pond with surrounding lawn. The vehicular access to the property will be directly off Dunley lane where there will be ample parking, there is also a large outbuilding which has the potential to convert into a triple garage (subject to the necessary consents and planning permissions). To the front of the property, the current owners are in the process of erecting fencing to provide the boundary.

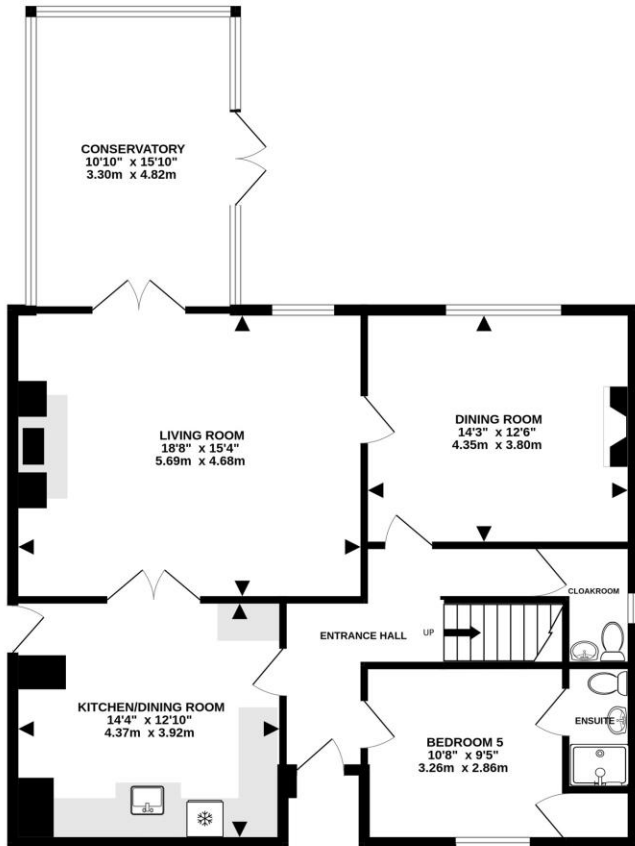
Agents Note: There are adjoining paddocks which are available by separate negotiation

Tenure - Freehold

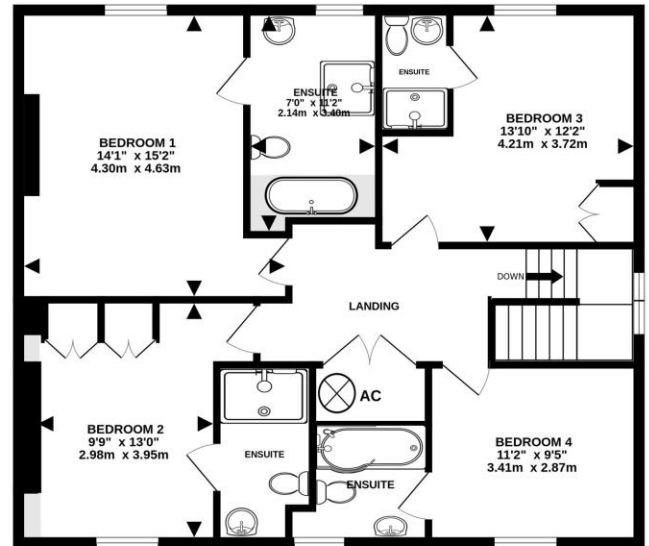
Council Tax Band - TBC



GROUND FLOOR
1114 sq.ft. (103.5 sq.m.) approx.



1ST FLOOR
959 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA : 2074sq.ft. (192.7 sq.m.) approx.

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the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, banks, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. For those requiring more adventurous recreational pursuits the open spaces of Dartmoor are nearby and the South Hams coast is a 40-minute drive. There are regular bus services to Exeter and Newton Abbot and easy access to the A38 dual carriageway linking the Cities of Exeter and Plymouth. There is a main line railway station at nearby Newton Abbot and in Exeter, which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Co-op 2.2 miles
Town centre: 2.2 miles
Supermarket: Tesco 5.5 miles
Exeter: 14.9 miles

Relaxing

Beach: Teignmouth 10.1 miles
Finlake Resort & Spa: 3 miles
Bovey Tracey Golf Centre: 3.3 miles

Travel

Train station: Newton Abbot 6.3 miles
Main travel link: A38 1.3 miles
Airport: Exeter 16.9 miles

Schools

Chudleigh Knighton Pre-School: 1 mile
South Dartmoor Community College: 8 miles
Stover School: 3.7 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9PW





Need a more complete picture? Get in touch with your local branch...

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