



Nestled on the edge of Bovey Tracey benefitting from far reaching countryside views, this well presented detached family home offers flexible and light filled accommodation, with spacious rooms, ideal for those with a large family, those working from home or for visiting family, a lovely country home

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thoroughly good property agents





PROPERTY TYPE

Detached Bungalow  
Freehold



SIZE

2,497 sq ft



LOCATION

Bovey Tracey



AGE

1980s to 1990s



BEDROOMS

4



RECEPTION ROOMS

4



BATHROOMS

4



WARMTH

Oil Central Heating



PARKING

Double Garage & Driveway



OUTSIDE SPACE

Large Garden



EPC RATING

TBC



COUNCIL TAX BAND

F



### in a nutshell...

- Lovely kitchen with Conservatory off
- Dining Room
- Superb Sitting Room with Wood burner
- Master En-suite Bedroom plus Dressing Room
- Two further Bedrooms, one En-suite
- Family Bathroom
- Further Kitchen and Living Room
- Further Bedroom with En-suite Shower Room
- Double Garage and Driveway Parking
- Superb Far Reaching Views





## the details...

A rare opportunity to purchase a substantial, detached bungalow with four double bedrooms, three en-suites, a conservatory, double-garage and parking, a large enclosed garden and fabulous views towards Dartmoor, in a semi-rural position in the town of Bovey Tracey.

This very spacious property is well-presented throughout, feels warm and welcoming despite its generous proportions, with oil-fired central heating, double-glazing, and a wood-burning stove.

The accommodation briefly comprises, an entrance hallway, a large L-shaped living room with dual-aspect window and patio doors filling the room with light and offering wonderful far-reaching views over the garden and the surrounding countryside to Dartmoor in the distance, with a fireplace fitted with an inset wood-burning stove that makes a wonderful focal point for the room. Folding doors lead into the separate dining room that is perfect for a dinner party or a family celebration. A stunning, modern kitchen/breakfast room with an elegant fitted kitchen in gloss-black providing plentiful cupboard space and with loads of contrasting worktop space, including a breakfast bar, ideal for casual dining, floor space for a large American-style fridge/freezer, and a range of integrated appliances including a fan-oven, combination oven, an induction hob and filter hood, a dishwasher, a multimedia and sound system and feature lighting. The kitchen flows seamlessly into a wonderful conservatory, creating a delightful social setting, a real hub of the home.

A separate utility room has a back door, plenty of worktop space and plumbing for a washing machine and tumble drier, and it also houses the oil boiler.

There are four spacious double-bedrooms, three with en-suite shower/bathrooms, the principal bedroom with an en-suite bathroom and a large walk-in wardrobe. A sitting room with an LPG living flame gas fire is positioned beside a laundry/utility room. This area could be separated from the rest of the property to create an annex, perfect for an elderly relative, or a family member requiring some independence. Completing the accommodation is a family bathroom.

Outside, the tranquil surrounding gardens amount to 0.61 acres, with extensive lawns, a greenhouse, timber summerhouse and decking, beds for cultivating your own vegetables and a paved terrace in front of the patio doors to the living room, great for a barbecue. The garden enjoys majestic views over glorious Devon countryside. There is a double garage, a plastic oil tank for the central heating, log stores for the wood-burner, and much more. The gravel driveway provides parking for at least five cars. A viewing is essential to fully appreciate all that this wonderful family home has to offer.

Tenure - Freehold

Council Tax Band - F

### **SERVICES**

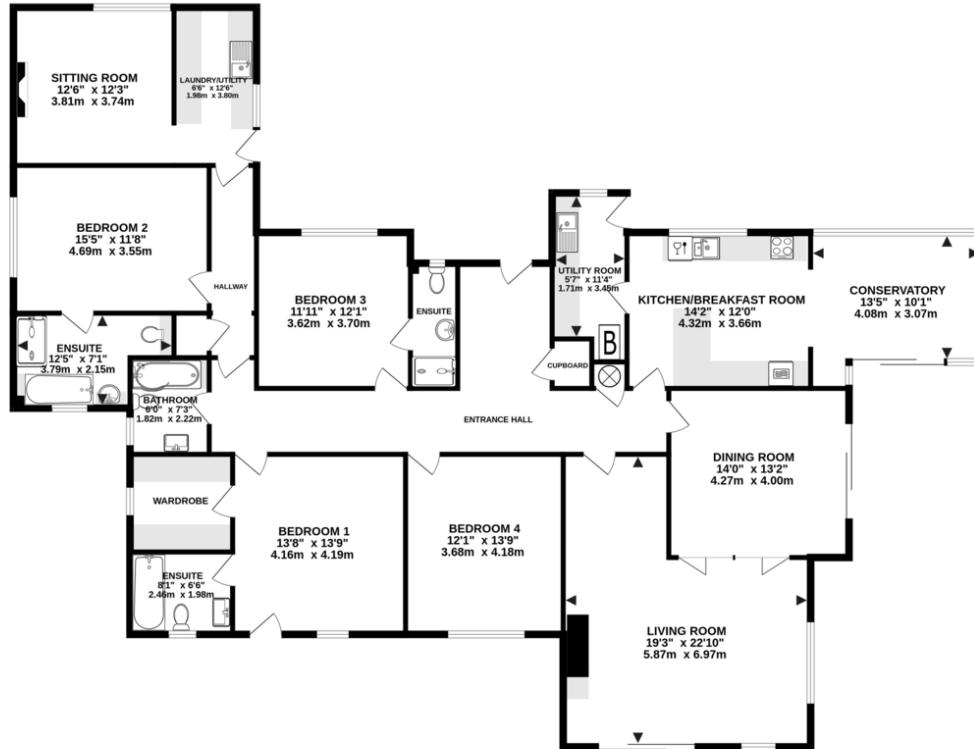
The property is connected to mains drainage, water and electric. Heating is via an oil tank.

Broadband and Mobile Signal - Please visit <https://checker.ofcom.org.uk> for availability.





GROUND FLOOR  
2497 sq.ft. (232.0 sq.m.) approx.



TOTAL FLOOR AREA : 2497 sq.ft. (232.0 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.

### Shopping

Late night pint of milk: Co-op 1.3 miles

Town centre: 1.3 miles

Supermarket: Tesco Superstore 6.4 miles

Exeter: 17.4 miles

### Relaxing

Beach: Teignmouth 11.9 miles

Park, tennis courts, swimming pool: 1.1 miles

Haytor, Dartmoor: 3.3 miles

Stover Golf Club: 3 miles

### Travel

Bus stop: Brimley Road 0.7 miles

Train station: Newton Abbot 6.4 miles

Main travel link: A38 2.5 miles

Airport: Exeter 19.4 miles

### Schools

Bovey Tracey Primary School: 1.6 miles

South Dartmoor Community College: 5.9 miles

Stover School: 3.8 miles

## how to get there...

From the A38 exit at Drumbridges and continue towards Bovey Tracey. At the first roundabout, take the first exit into Pottery Road and continue past the crossroad to the end of the road. At the junction turn left into Brimley Lane and keep on this narrow lane until reaching Mulberry House Residential Home. Turn into the drive, right through the white pillars and immediately right through a five bar gate into Little Prestbury.







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

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