



A rare opportunity to purchase this beautifully presented detached executive home situated in delightful, secluded gardens and tucked away within a small prestigious, quiet development on the edge of Bovey Tracey.

Brimley Grange | Bovey Tracey | TQ13 9DH





PROPERTY TYPE
House



SIZE
1,962 sq ft



LOCATION
Bovey Tracey



AGE
2012



BEDROOMS
5



RECEPTION ROOMS
3



BATHROOMS
3



WARMTH
Gas Central Heating



PARKING
Double Garage & Driveway



OUTSIDE SPACE
Large Garden



EPC RATING
77C



COUNCIL TAX BAND
F



in a nutshell...

- Dual aspect Sitting and Dining Room
- Snug or Study
- Kitchen Breakfast Room
- Cloakroom
- Utility Room
- Principle Bedroom with Ensuite
- Guest Bedroom with Ensuite
- Three further Bedrooms
- Family Bathroom





the details...

Access is through a half glazed wooden door with glazed side panel into the welcoming hallway with stairs rising to first floor, large cloak and shoe cupboard, understairs storage cupboard and access to all main ground floor rooms. The cloakroom is fitted with display shelving, vanity hand basin and w.c. The study, currently used as a snug offers a quiet room with a window to the front. The triple aspect sitting and dining room offers ample space for entertaining family and friends and features an inset woodburner for those chilly winter evenings, although due to the general warmth of the house, is rarely used by the current owners. Patio doors lead out onto the decked terrace and garden. The comfortable hub of this lovely home is the family kitchen breakfast room, again with patio doors leading out onto the decking giving a superb area for sitting out and enjoying the surrounding garden. The kitchen is fitted with a range of wood fronted units with ample worktops over incorporating an inset sink with mixer tap above. Appliances include an integral dishwasher and a range style cooker with gas hob and electric ovens, extractor hood above. A door leads into the useful utility room with storage units, inset sink and a built in cupboard suitable for housing a washing machine and dryer. From here a door leads into the double integral garage with electronic doors and a pedestrian door to the rear garden. The ground floor has the benefit of underfloor heating.

On the first floor is the principle bedroom with an ensuite bathroom comprising with shower attachment, wall mounted hand basin and w.c. There is a guest bedroom with an ensuite shower room, having a walk-in shower cubicle, w.c and hand basin. There are two further double bedrooms and a sizeable single. Completing the accommodation is the family bathroom comprising panelled bath with shower over, a walk in shower cubicle, vanity hand basin and close coupled w.c.

Outside the garden surrounds the property, beautifully landscaped with lawns interspersed with a variety of mature shrubs and trees. A bar and seating area has been created, ideal when family and friends visit in the warmer months and a summerhouse, fitted with power from which you can sit and enjoy the view and peace and quiet of the gardens in any weather.

Tenure: Freehold

Council Tax Band: F

Services: Mains electric, gas, water and drainage

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



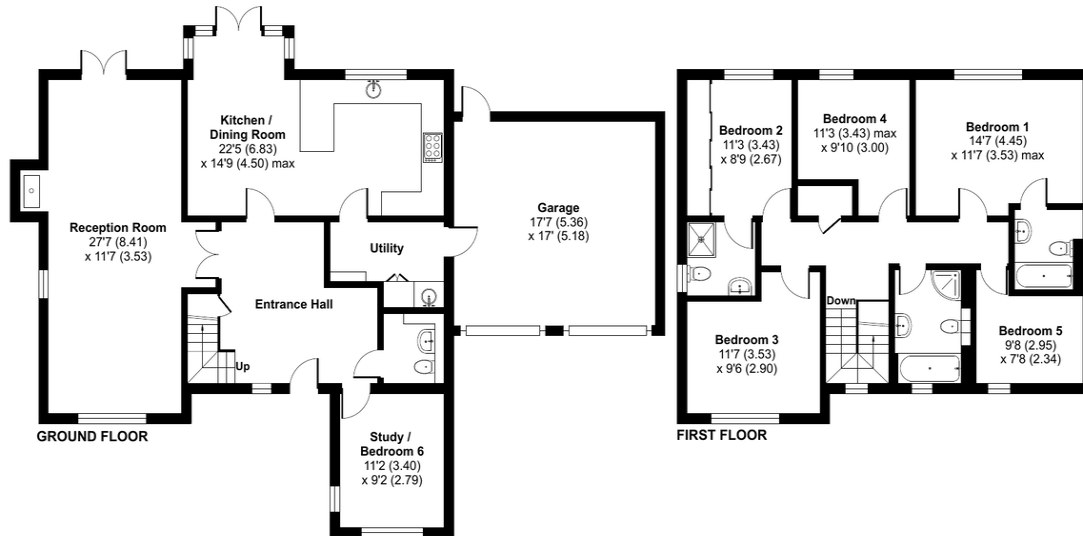
Brimley Grange, Brimley Road, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 1962 sq ft / 182.2 sq m

Garage = 300 sq ft / 27.8 sq m

Total = 2262 sq ft / 210 sq m

For identification only - Not to scale



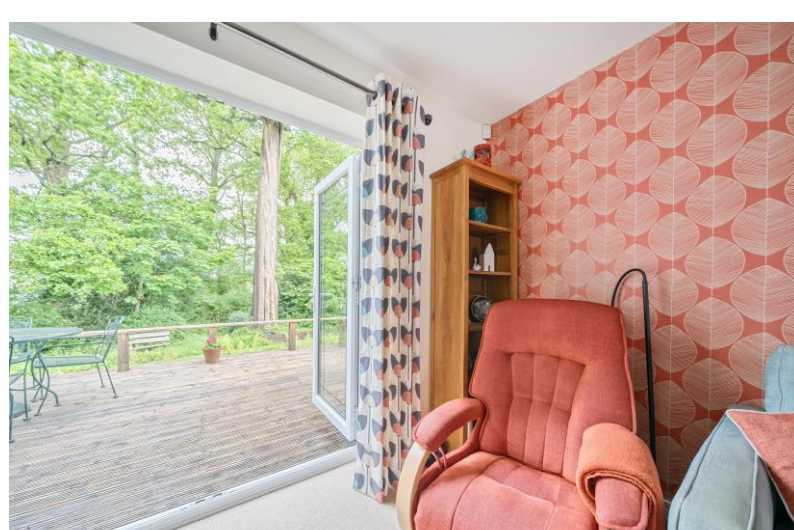
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the location...

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 (approximately 5 miles) and in Exeter (approximately 11 miles), which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Co-op 0.9 mile

Town centre: 1.2 miles

Supermarket: Co-op/Tesco Express 1 mile

Exeter: 16.8 miles

Relaxing

Beach: Teignmouth 11.6 miles

Park, tennis courts, swimming pool: 0.8 mile

Haytor, Dartmoor: 3.4 miles

Stover Golf Club: 2.6 miles

Travel

Bus stop: 0.3 mile

Train station: Newton Abbot 6.1 miles

Main travel link: A38 2 miles

Airport: Exeter 19.9 miles

Schools

Bovey Tracey Primary School: 1.1 miles

South Dartmoor Community College: 7.1 miles (school bus)

Stover School: 3.4 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9DH

how to get there...

From the Complete Office in Bovey Tracey turn into Station Road and turn left opposite the Dolphin Hotel into Newton Road. Turn right by the Church into Ashburton Road, and continue over the bridge, then second right into Brimley Road. Keep on this road and just after the sharp left hand turn into Wallfield Road, turn right into Brimley Grange. The property is on the right.





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

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