



Originally a detached bungalow which has been extended with thought and flair to create what is now a quality, substantial family home with spacious and versatile accommodation, nestled amid over one and a half acres of private grounds, focusing heavily on privacy. Most highly recommended

Haytor Road | Bovey Tracey | TQ13 9LL

complete.

thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

3,354 sq ft



LOCATION

Rural



AGE

1920s to 1930s



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

4



WARMTH

Oil Fire Central Heating



PARKING

Double Garage



OUTSIDE SPACE

Large Garden



EPC RATING

67 D



COUNCIL TAX BAND

F



in a nutshell...

- Spacious open plan Kitchen, Dining and Living Room
- Light and airy Sitting Room
- Cloak/Shower Room, Boot/Utility Room
- Conservatory
- Garden Kitchen
- 4 Double Bedrooms
- 4 Ensuite Shower/Bathrooms
- Large Garage and Extensive Parking
- Set in over 1.5 Acres
- Huge amount of Privacy
- NO ONWARD CHAIN





the details...

This lovely home is beautifully presented throughout, having been thoroughly modernised and redesigned with quality materials by the current owners and benefits from oil-fired central heating, two wood burning stoves, and an array of solar photovoltaic panels on the roof which generate electricity and an income that helps to reduce the running costs of the property. There are four double bedrooms, all with ensuite shower or bathrooms, a conservatory, two kitchens, one of which forms part of a stunning open-plan living space.

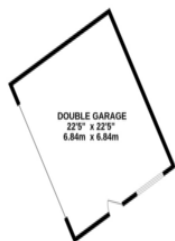
The sheltered entrance leads into a spacious entrance hallway with beautiful engineered-oak flooring that continues throughout most of the ground floor, with a modern shower room and a separate boot room/utility fitted with worktop, sink and storage cupboards, floor mounted condensing oil-fired boiler and a door to the side garden and parking area. French doors lead into a stunning and very spacious open-plan day living space with the dining area fitted with a modern wood-burning stove and plenty of space for a dinner party or a family celebration, beside a sitting area with folding and bi-folding doors that extend the inside space out onto the terrace. Completing this room is a wonderful kitchen with beautiful quartz worktops including a breakfast bar, an Aga, and an extensive range of integrated appliances including two eyelevel double-ovens, a five-ring induction hob and pop-up extractor, full-height fridge and freezer, a drinks fridge, and a dishwasher. A door leads out onto the rear paved terrace and barbecue area. Another set of French doors lead from the hallway into a fabulous more formal dual aspect living room which is spacious and filled with light from wide sliding patio doors to the paved terrace, and an attractive fireplace is fitted with a wood-burning stove making a feature and focal point for the room. The inner hallway leads to the galley-style garden kitchen, ideal when outdoor entertaining with plenty of worktop and unit storage, a space for cooker, integrated fridge/freezer and dishwasher. Patio doors lead into the conservatory, currently used as a dining room, with a wonderful outlook over the gardens. There are two ground-floor double-bedrooms, both with modern ensuite facilities, the larger being the principal with sliding patio doors to the terrace. Upstairs, at both ends of the property, there are two further fabulous double bedrooms, both filled with light from Velux windows in their vaulted ceilings and both with stunning ensuite shower rooms. There are also eaves storage cupboards providing plentiful storage.

Outside, a gated entrance from a private access lane leads onto a gravel driveway which provides extensive parking and leads to the sheltered entrance to the property. The gravel driveway encircles a low-maintenance bed of shrubs, creating a roundabout. The extensive grounds offer a great deal of privacy, which is one of the major benefits of this lovely home and fully enclosed by fencing and hedges making it safe for both children and pets. There are areas of paved terracing with attractive timber and rope balustrades to both front and rear elevations, especially to the rear where the living room opens out to a large, paved terrace, making a superb venue for alfresco dining or a barbecue, giving plenty of space for children to play. Steps from the terrace lead down to the beautiful surrounding lawns, interspersed with bushes and shrubs, a real haven of tranquillity, and as it is adjacent to a nature reserve it is a birdwatchers' paradise having a massive variety of feathered visitors.

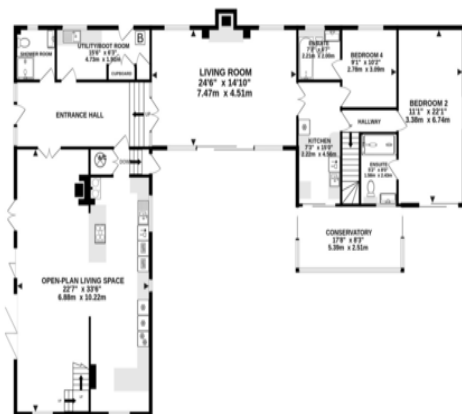
A log cabin has lights and power and makes a wonderful venue for a barbecue or sharing a bottle of wine in the company of family and friends, a potting shed provides storage for a lawnmower and gardening tools, and the double-garage, off the driveway, has lights and power, an up and over door, storage above in the rafters, and a courtesy door to the side.

the floorplan...

GARAGE
427 sq.ft. (39.6 sq.m.) approx.



GROUND FLOOR
2249 sq.ft. (209.0 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 3354 sq.ft. (311.6 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. 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 (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: Bovey Tracey 1.3 miles

Supermarket: Asda (Newton Abbot) 6.2 miles

Exeter: 18.3 miles

Relaxing

Beach: Teignmouth 11.6 miles

Park: National Trust - Parke 0.7 mile

Travel

Bus stop: (B3387) 0.5 mile

Train station: Newton Abbot 6.8 miles

Airport: Exeter 20.3 miles

Schools

Bovey Tracey Primary School: 1.1 miles

South Dartmoor Community College: 8.5 miles

Stover: 4.2 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9LL

how to get there...

From the A38 take the Drumbridge exit and follow the signs to Bovey Tracey. At the first roundabout take the second exit sign posted Lustleigh and at the next roundabout take the first exit onto the B3387 and follow the signs to Haytor. Continue up the hill, where the drive to the property can be found on the right. If you get to the right hand turn to Yarner House, you have just past the required drive.





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