



An exciting opportunity to own a beautifully maintained Potton Home, thoughtfully presented with recent refurbishments by the current owners. This spacious and well-appointed family home offers ample parking and a private, enclosed rear garden, perfect for modern family living.

Thorn Cross | Bovey Tracey | TQ13 9DW





PROPERTY TYPE  
Detached House



SIZE  
2676sq'



LOCATION  
Edge of Town



AGE  
Modern



BEDROOMS  
4



RECEPTION ROOMS  
3



BATHROOMS  
4



WARMTH  
Gas Central Heating



PARKING  
Off Road Parking



OUTSIDE SPACE  
Garden



EPC RATING  
76 C



COUNCIL TAX BAND  
F



### in a nutshell...

- Dual aspect Sitting Room
- Large Dining Room
- Spacious Kitchen/Breakfast Room
- Study
- Cloakroom
- Principal Bedroom with Ensuite
- Three further Double Ensuite Bedrooms
- Enclosed & Private Garden
- Storage Garage
- Ample Parking







## the details...

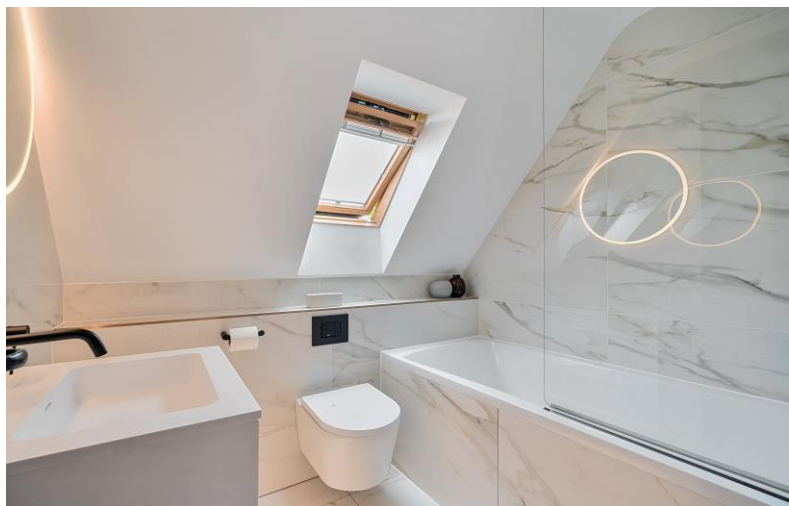
Step into a generous and welcoming entrance hall with stairs rising to the first floor and access to all principal rooms. A stylish cloakroom features a wall-mounted WC and a vanity hand basin. The kitchen/breakfast room is tastefully fitted with wood-fronted base and wall units, topped with granite work surfaces incorporating a double bowl sink with mixer tap, integrated dishwasher, along with spaces for an Aga or range-style cooker and a microwave. A central island provides additional storage and workspace, and there is plenty of room for informal dining, with double doors opening out to the rear garden. The adjoining utility room is equally well-equipped, offering matching cabinetry, a Belfast sink, space for both a washing machine and tumble dryer and a door leads to the side of the property for added convenience. The superb dining room has been extended, providing ample space for entertaining guests or enjoying family meals. A half glazed door and window overlook and gives access to the side. Between the breakfast area and the sitting room, a dedicated study creates the ideal workspace for those working from home. The spacious dual-aspect sitting room is a standout feature, with a charming brick fireplace housing a wood-burning stove set on a slate hearth-perfect for cozy winter evenings.

Upstairs, you'll find four generously sized double bedrooms, each benefitting from its own en-suite shower room. The principal bedroom boasts an entire wall of built-in wardrobes and a recently refurbished en-suite bathroom complete with a bathtub featuring a wall-mounted mixer tap and handheld shower, a separate shower cubicle, wall-mounted WC, vanity basin, and heated towel rail.

To the front, the property offers extensive off-road parking in front of a storage garage. There is also scope for additional garaging, subject to the necessary permissions. Pathways on either side of the property lead to a beautifully landscaped rear garden, featuring paved areas ideal for al fresco dining, a covered BBQ area, and a lawn perfect for children's play-all providing a delightful backdrop to this exceptional home.

Tenure: Freehold

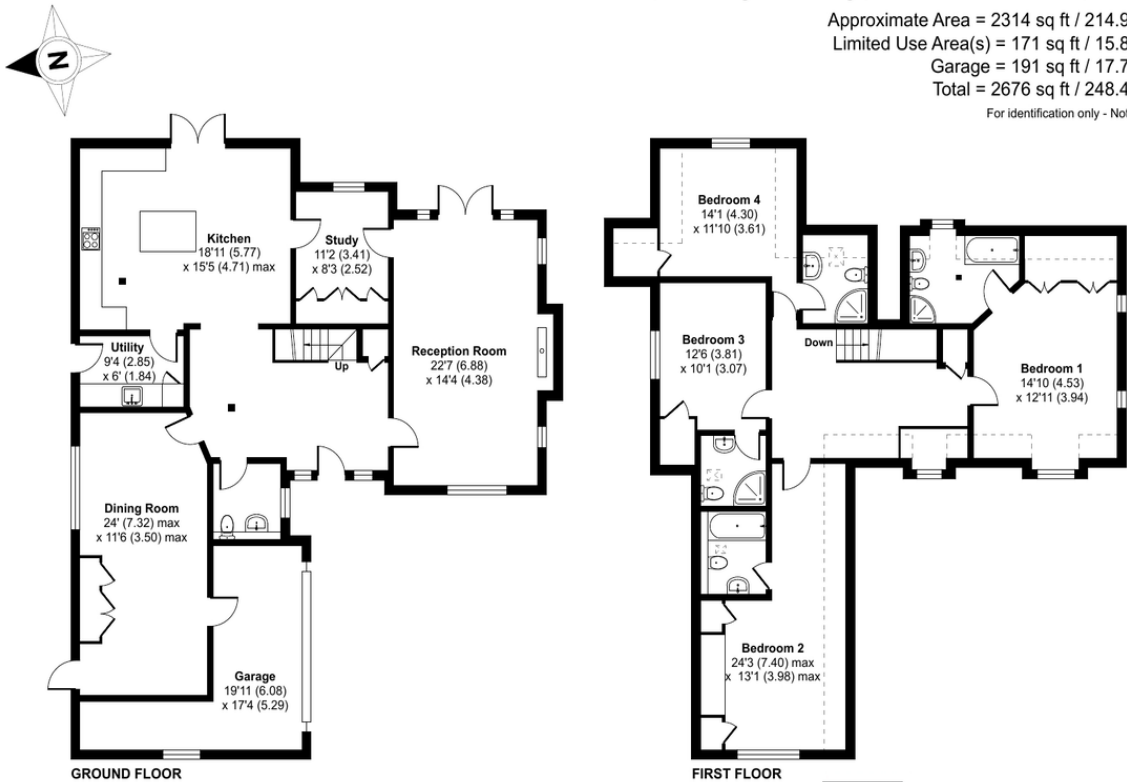
Broadband and Mobile Signal - Please visit <https://checker.ofcom.org.uk> for availability.





Thorn Cross, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 2314 sq ft / 214.9 sq m  
Limited Use Area(s) = 171 sq ft / 15.8 sq m  
Garage = 191 sq ft / 17.7 sq m  
Total = 2676 sq ft / 248.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Ashtons Complete (Complete Property). REF: 1303620



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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, 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 1 miles

Town centre: Bovey Tracey 1 mile

Supermarket: Lidl 1.1 mile

Exeter: 18 miles

### Relaxing

Beach: Teignmouth 12 miles

Park: Stover Country Park 2.8 miles

Pub: 1 mile

Swimming pool: 0.5 miles

### Travel

Bus stop: (Thorn Cross) 0.2 miles

Train station: Newton Abbot 6 miles

Airport: Exeter 19 miles

### Schools

Bovey Tracey Primary School: 1.1 miles

South Dartmoor Community College: 8.1 miles

Stover: 3.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9DW**

## how to get there...

From the Complete Office in Bovey Tracey turn down into Station Road and opposite the Dolphin Hotel turn right into Newton Road. Proceed on this road and just before the church turn right into Ashburton road and continue to the crossroads, Thorn Cross. Proceed across the road and the property is the second property on the left hand side.







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