



This charming and thoughtfully extended four-bedroom cottage blends character and modern comfort to create a truly stunning home. Featuring spacious interiors, a serene private garden, and versatile outdoor buildings, the property offers an ideal retreat with exceptional style and functionality.

63 Mary Street | Bovey Tracey | TQ13 9HQ

**complete.**

thoroughly good property agents



PROPERTY TYPE  
Cottage



SIZE  
1,358 sq ft



LOCATION  
Town



AGE  
Edwardian (1901 - 1910)



BEDROOMS  
4



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
Gas Central Heating



PARKING  
On Road Parking



OUTSIDE SPACE  
Garden



EPC RATING  
49 E



COUNCIL TAX BAND  
C



### in a nutshell...

- Open plan living/dining
- Woodburning Stove
- Utility and Cloakroom
- Rooftop Terrace
- Character Cottage
- Landscaped Garden
- Converted Barn
- Moorland Views
- External Office









## the details...

Upon entering, you are welcomed by a beautifully presented open plan living and dining area. A wood-burning stove serves as a cozy focal point, while a window provides expansive views of the distant moorland, filling the space with natural light and a calming ambiance.

The kitchen is fitted with bespoke wall and base units, complemented by quality worktops. There is ample space for an American-style fridge/freezer, cooker, and integrated dishwasher. A larder cupboard offers additional storage, and doors lead to both a side entrance and a utility/cloakroom, which includes a basin, WC, and plumbing for a washing machine and dryer.

Upstairs, the first-floor hosts two generous double bedrooms and a spacious, elegantly designed family bathroom complete with a freestanding bathtub, hand basin, WC, and radiator. A third bedroom/study, ideal for occasional guest use, includes shelving, a cupboard housing the central heating boiler, and access to a rooftop terrace.

On the second floor is the principal bedroom. An absolute superb spacious light and airy room with four big Velux windows offering superb far-reaching views across the town to countryside and moorland in the distance.

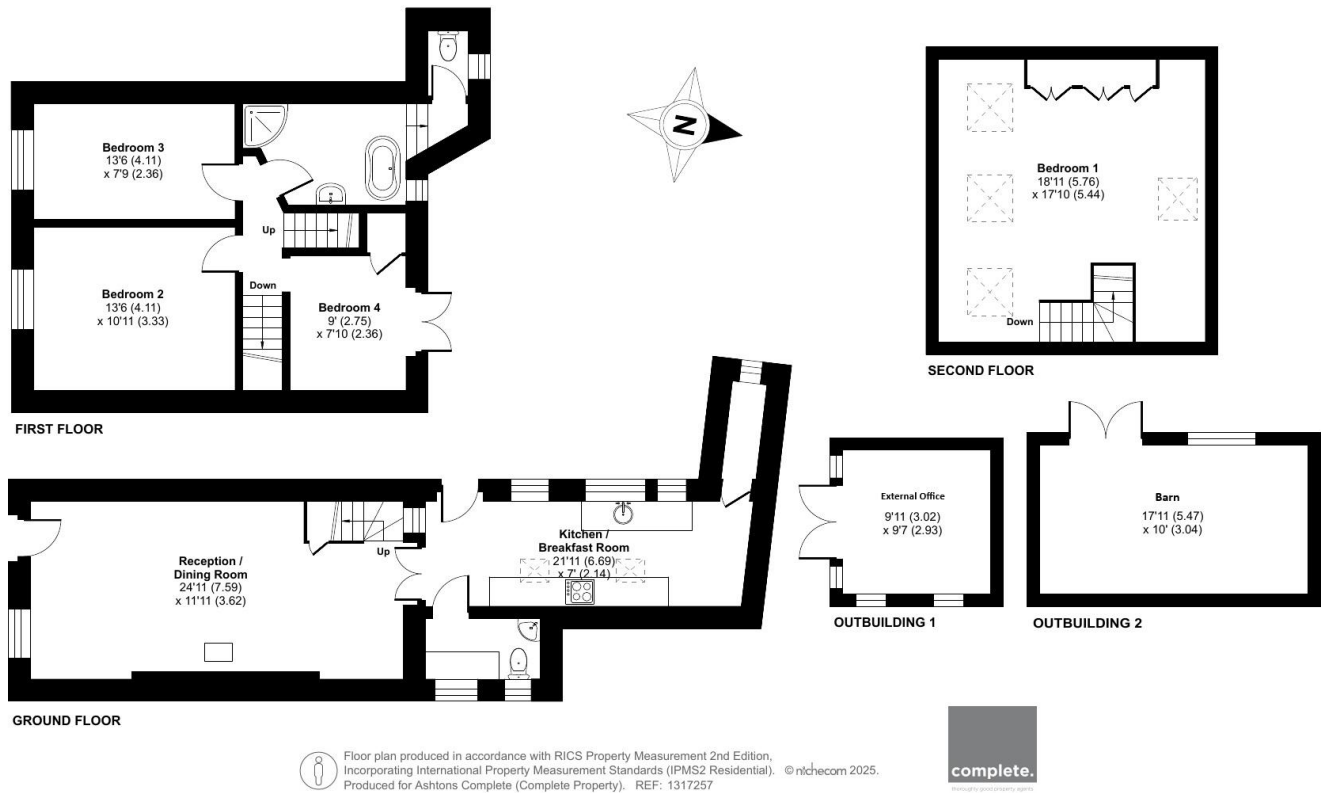
The roof terrace leads to a delightful surprise: a beautifully landscaped, enclosed garden. Perfect for entertaining or quiet reflection, it features multiple seating areas, lawns, raised vegetable beds, and mature, vibrant planting that provides year-round colour.

At the rear of the garden, you'll find a well-appointed barn conversion with power, lighting, and a wood-burning stove, ideal as a creative space or additional retreat. An external office, also equipped with power, lighting, and internet access, is perfect for remote working. A pathway connects the garden to a side passageway, providing convenient access to the cottage. This exceptional home is highly recommended for those seeking character, space, and tranquil outdoor living.



Mary Street, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 1358 sq ft / 126.1 sq m  
Outbuilding = 274 sq ft / 25.4 sq m  
Total = 1632 sq ft / 151.5 sq m  
For identification only - Not to scale



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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## the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinic, primary school, library with community centre, arts and craft centre, 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.

## Shopping

Late night pint of milk: Tesco 0.2 mile

Town centre: Bovey Tracey 0.4 mile

Supermarket: Lidl 0.7 mile

## Relaxing

Beach: Teignmouth 10.8 miles

Park: Mill Marsh Park 0.7 mile

## Travel

Bus stop: (East Street) 0.2 mile

Train station: Newton Abbot 7.3 miles

Airport: Exeter 17.8 miles

## Schools

Bovey Tracey Primary School: 0.2 mile

South Dartmoor Community College: 7.8 miles

Stover: 4.7 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ13 9HQ**

## how to get there...

From the A38 take the Drumbridges exit and follow the sign for Bovey Tracey. At the first roundabout take the second exit signposted Lustleigh and Moretonhampstead. At the second roundabout again take the second exit to Moretonhampstead and taken the first right hand turn, opposite the Golf Club into Moretonhampstead Road. Keep on this road and on the junction into Crokers Meadow, the cottage can be found on the left-hand side.







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