



A rare moorland retreat on the edge of Dartmoor National Park. Set in 0.44 acres with panoramic countryside and sea views, this detached home offers privacy, mature gardens, a double garage, and great potential for modernisation. This home offers flexible accommodation with spacious, light interiors including a vaulted sitting room, kitchen/breakfast room, two/three bedrooms, and three bathrooms. NO ONWARD CHAIN.

Holly Hill | Haytor | TQ13 9XU

complete.

thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,967 sq ft



LOCATION

Haytor



AGE

1920s to 1930s



BEDROOMS

3



RECEPTION ROOMS

3



BATHROOMS

3



WARMTH

Oil Central Heating



PARKING

Double Garage, Off Road
Parking



OUTSIDE SPACE

Large Garden,
Conservatory



EPC RATING

46 E



COUNCIL TAX BAND

F



in a nutshell...

- Detached moorland residence
- Elevated private setting
- Panoramic countryside views
- Spacious light-filled interiors
- Vaulted sitting room/bedroom
- In need of updating
- Principal en-suite bedroom
- Mature landscaped gardens
- Double garage with power
- Near Haytor walking trails





the details...

Holly Hill, Haytor. A Rare Moorland Retreat with Panoramic Views

Set in an elevated position on the edge of Dartmoor National Park, Holly Hill is a beautifully situated detached home offering complete privacy, sweeping countryside views, and a peaceful lifestyle in one of Devon's most iconic locations. Nestled within a generous, level plot of approximately 0.44 of an acre, with outstanding views towards Teignmouth and the sea. The property enjoys a tranquil setting with mature gardens, a gated driveway, and a detached double garage. Whilst the property has been well cared for over the years, the property would now benefit from a programme of modernisation, offering buyers the opportunity to update and personalise the interiors to suit their own tastes and lifestyle. There is also potential for an annexe conversion, subject to the necessary consents, ideal for multi-generational living.

Inside, the house is spacious and light-filled, with a layout designed to make the most of its stunning surroundings. Entry is via a conservatory to the front of the property and then into the large and welcoming entrance hall. The living rooms overlooks the stunning gardens and the kitchen/breakfast room is ideal for everyday cooking and informal dining and this in turn leads into a utility room. The dining room, which is perfect for entertaining and enjoys views of the garden. The sitting room is a standout feature with a vaulted ceiling, an airy space with large windows and sliding doors that open to the garden, creating a seamless connection between indoors and out. Furthermore, there is a disability-accessible wet room.

Upstairs, the principal bedroom is bright and spacious, with elevated views across the moor and beyond. It benefits from a private en-suite shower room, adding comfort and convenience. A further double bedroom enjoys a peaceful outlook and a family bathroom. Throughout the home, the interior is thoughtfully arranged, with natural light, generous proportions, and a calm, welcoming atmosphere. The detached double garage offers additional storage or workshop potential, and the surrounding gardens provide space to relax, entertain, or simply enjoy the changing seasons.

Located in Haytor Vale, the home enjoys a range of quality nearby facilities, within the village itself is a highly regarded fine dining pub, The Rock Inn, as well as the Moorland Country Hotel and Ullacombe farm shop and café. Nearby villages of Ilsington and Widecombe offer further public houses, community run shops, a spa hotel and good local primary schools. Holly Hill is just moments from the dramatic granite outcrop of Haytor Rocks, with miles of walking trails, wildlife-rich moorland, and historic landmarks on the doorstep. Despite its rural setting, the property is easily accessible, with Newton Abbot and the A38 just a short drive away, connecting you to Exeter, Plymouth, and the South Devon coast. Holly Hill is more than a home - it's a gateway to Dartmoor's wild beauty, offering space, serenity, and a rare connection to nature.



**Approximate Gross Internal Area 1967 sq ft - 182 sq m
(Excluding Garage)**

Ground Floor Area 1480 sq ft – 137 sq m

First Floor Area 487 sq ft – 45 sq m

Garage Area 289 sq ft – 27 sq m



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...

The Idyllic location of Haytor Vale within the beautiful Dartmoor National Park makes it a perfect base for walking, hiking, cycling, horse riding, or just relaxing and enjoying the wonderful countryside. The village has a highly regarded local Inn and South Devon's famous and stunning coastline is only a short distance away. The moorland town of Bovey Tracey with all its amenities is approximately 4 miles and from there is easy access to the Devon Expressway linking the cities of both Exeter & Plymouth.

Shopping

Local shop: Ilsington 1 mile

Town Centre: Bovey Tracey 4 miles

Newton Abbot: 8 miles

Exeter: 20 miles

Relaxing

Beach: Teignmouth 13.2 miles

Haytor, Dartmoor: 1.4 mile

Bovey Tracey Golf Club: 4.5 miles

Ilsington Hotel – Spa and gym: 0.7 mile

Swimming pool, tennis courts and cricket etc: 4 miles

Travel

Train station: Newton Abbot 8.6 miles

Main travel link: A38 Drumbridges 4.4 miles

Exeter Airport: 23.5 miles

Schools

Ilsington C of E Primary School: 1 mile

Blackpool Primary School: 3.5 miles

South Dartmoor Community College (bus): 4.9 miles

Stover School (private): 5.6 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9XU

how to get there...

From Bovey Tracey, take the B3387 towards Haytor and Widecombe. At Haytor, turn left following the signs for Ilsington. Follow the road. After the third turning on your left, the property can be found shortly after the built in post box. Before the main left turn to Ilsington.





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