



A captivating, quintessential Grade II Listed thatched cottage, steeped in history and character, with origins dating back to the 14th and 16th centuries. Tastefully extended in recent years, the property blends period charm with modern convenience and is set within beautifully landscaped gardens and Orchard. Ample parking for car vehicles, motor home, caravan or boat. NO ONWARD CHAIN

Lower Brimley | Bovey Tracey | TQ13 9JS



thoroughly good property agents



PROPERTY TYPE
Cottage



SIZE
2,264 sq ft



LOCATION
Rural



AGE
Pre 18th Century



BEDROOMS
2



RECEPTION ROOMS
3



BATHROOMS
2



WARMTH
Oil Central Heating



PARKING
Large Driveway



OUTSIDE SPACE
Large Garden
and Orchard



EPC RATING
Not Applicable



COUNCIL TAX BAND
D



in a nutshell...

- Kitchen/Breakfast/Living
- Sitting Room
- Dining Room
- Ground Floor Shower Room and Utility
- Two Double Bedrooms
- Principal Bedroom with Ensuite
- Stone Barn and Orchard
- Studio and Chalet
- Beautiful, landscaped cottage Garden
- NO ONWARD CHAIN





the details...

A captivating, quintessential Grade II Listed thatched cottage. Originally two dwellings, it was converted historically into its current configuration. Steeped in history and character, with origins dating back to the 14th and 16th centuries. The cottage has recently been tastefully and sympathetically extended, blending period charm with modern convenience and is set within just under an acre of beautifully landscaped gardens and grounds. OFFERED WITH NO ONWARD CHAIN

Lovingly maintained and presented, this delightful home exudes warmth and comfort. The recent extension has been thoughtfully designed to complement the original structure, adding a stunning kitchen/breakfast/living space with underfloor heating and two sets of bi-fold doors that open onto the picturesque rear garden. The hand built and installed kitchen by Barnes of Ashburton, comprises a range of wall and base units with granite worktops over incorporating two circular sinks with mixer taps, a central island offering further worktop space, storage and an informal eating area, integrated dishwasher, and spaces for a range-style cooker and upright fridge/freezer. The open-plan living area is flooded with natural light through the two sets of bi-fold doors, blending both the inside and outside for those summer months. An inner hall gives access to a walk-in utility/store room, complete with skylight, plumbing for a washing machine, and generous storage - a useful laundry cupboard and a ground floor shower room, which includes a spacious walk-in shower, pedestal basin, low-level WC, and heated towel rail.

The character rich dining room showcases exposed beams, deep-silled windows with shutters, inset display cupboard and shelf. A fireplace with wooden lintel houses a multi fuel stove, set on a slate hearth making a warming focal point to the room. Stairs lead to the principal bedroom, a door leads to the front entrance porch and double bi-fold wooden doors lead into the sitting room/snug. A serene space this room features an inglenook fireplace with granite lintel, although a working fireplace it currently houses an electric living flame stove, deep silled window with shutters overlooking the front garden, a feature window giving a view into the kitchen/breakfast/living area and stairs lead up to the second bedroom.

Both bedrooms are double rooms and retain much character, including ornamental fireplaces and deep silled windows.

The principal bedroom benefits from a hand built bank of wardrobes in the dressing area and an ensuite fitted with a walk in shower, low level w.c, vanity hand basin with storage below. The second bedroom offers good hanging and storage space with three fitted wardrobes.

Outside, the cottage is fronted by a charming, enclosed garden mainly laid to lawn with hedging and stone boundaries. The rear garden is a true highlight, thoughtfully designed with mature trees, shrubs, and year-round planting. A tranquil water feature adds to the peaceful atmosphere. Nestled within the garden is a separate studio, with one wall being mainly glazed, it is full of natural light, ideal for those artistic owners as a hobbies room, or for use when family and friends visit, it really is a serene retreat.

Across the bridle path lies a barn and an old orchard. The barn offers potential for conversion into ancillary accommodation (subject to planning permission) power, water and drainage is available, together with an electric vehicle charging point. The orchard is brimming with fruit trees and includes raised beds for fruit and vegetables, a garden shed allows storage for tools and gardening equipment and an open-sided thatched hut offers shade during a hot day. A wooden lodge fitted with power, light and a kitchenette is situated on the edge of the orchard, ideal for visiting family, or perfect for entertaining in a truly spectacular setting. The property offers ample parking for a number of vehicles, as well as space for a caravan, motor home, or boat.



the floorplan...

Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 1409 sq ft / 130.9 sq m
Outbuildings = 855 sq ft / 79.4 sq m
Total = 2264 sq ft / 210.3 sq m
For identification only - Not to scale



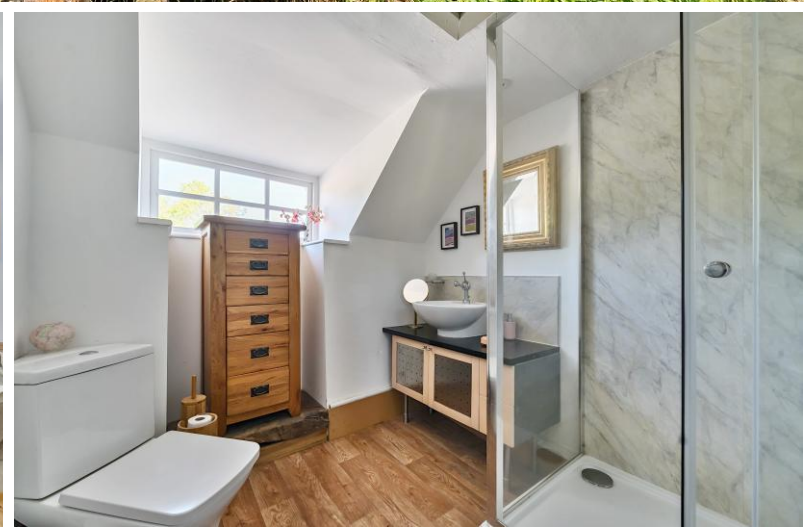
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the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, 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.

Shopping

Late night pint of milk: Lidl 1.2 miles

Town centre: 1.3 miles

Supermarket: Tesco Superstore 6.4 miles

Exeter: 17.4 miles

Relaxing

Beach: Teignmouth 11.9 miles

Park, tennis courts, swimming pool: 1.1 miles

Haytor, Dartmoor: 3.3 miles

Stover Golf Club: 3 miles

Travel

Bus stop: Brimley Road 0.7 miles

Train station: Newton Abbot 6.4 miles

Main travel link: A38 2.5 miles

Airport: Exeter 19.4 miles

Schools

Bovey Tracey Primary School: 1.6 miles

South Dartmoor Community College: 5.9 miles

Stover School: 3.8 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9JS

how to get there...

From the office in Fore Street, turn left, proceed over the bridge to the Dolphin Hotel and turn left. Take the third exit on the right by the church into Ashburton Road continue past the swimming pool and playing fields, over the bridge, and take the second right into Brimley Lane. Carry on this road, eventually passing Mulberry House on the right, keep going, past a row of cottages on the left, then opposite, by the converted barns turn down into the bridlepath and the property can be found down the path on the right-hand side





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picture? Get in touch with
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