



Yarner Wells, Manaton - TQ13 9XJ

£350,000 Freehold

Being brought to the market for the first time in decades is this charming cottage set in an idyllic setting in the middle of the Moors with your own Woodland, in need of modernisation. The property boasts two double bedrooms, a kitchen/diner, living room and bathroom plus plenty of off road parking, a garage/workshop and its own spring water supply.

Tenure: Freehold / EPC Rating: 17G


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Contact Us...

 01626 818094

 boveysales@chamberlains.co

 50 Fore Street
Bovey Tracey TQ13 9AE

- Detached, Character Cottage in a Rural Setting
- In Need of Modernisation
- Lounge with Open Fire and Kitchen/ Diner
- Downstairs Bathroom
- Two Double Bedrooms
- Night Storage Heaters and Your Own Spring Water Supply
- Large Garage/ Workshop, Plenty of Parking
- Set on 0.8 acre Woodland Plot
- Tenure: Freehold / Epc Rating: 17G

USEFUL INFORMATION:

Please Note: The property will be sold by informal tender. All offers to be received by 12 noon on 18th June 2024. Please contact us for more information on 01626 818094

Viewing Days: Tuesday 4th June 11-12, Saturday 8th June 2.30-3.30, Wednesday 12th June 11-12, Friday 14th June 3-4pm
Tenure: Freehold

Council Tax Band: F (£3437.28 P.A. 2024/25)

EPC Rating: 17G

Local Authority: Teignbridge District Council

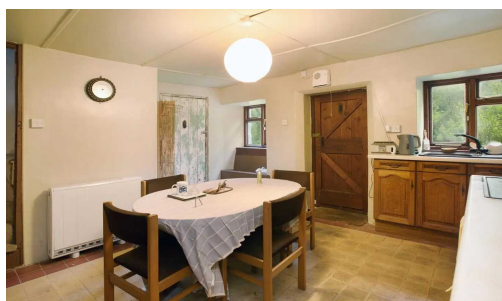
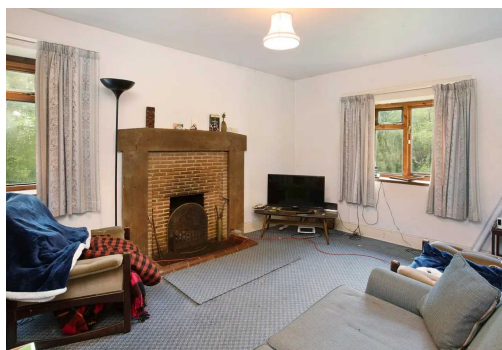
Services: Mains electricity, private water supply and septic tank.

Heating: Night storage heating and immersion tank. Open fireplace.



STEP INSIDE:

The property has been in the same family for many years, providing a haven of happy memories. The time has come to pass the property onto the next family to enjoy its many features. The property sits in approx 0.8 acres of stunning woodland with incredible panoramic views and direct access onto East Dartmoor Woods and Yarnar Woods. The location is ideal for avid walkers, nature lovers and those seeking a peaceful retreat away from busy lives. The cottage itself requires some TLC but has so much potential. Steps up to the front door which lead into the country style kitchen, with space for a dining table in the centre. A cupboard under the stairs provides extra storage. A few steps lead down to the lounge which has an open fireplace with a brick and wooden surround, perfect for cosy nights in. There is a door leading out to a useful porch to hang coats and store shoes/boots. From the kitchen steps lead up to an inner hallway which has an airing cupboard housing the water tank. Following on through you reach the spacious bathroom with a coloured suite comprising bath, WC and basin. A steep staircase takes you to the first floor landing where there is an loft hatch for access to one of the attics, the other attic access is located in one of the bedrooms. Both bedrooms are doubles.



LOCATION: This charming cottage is located on the road from Haytor to Manaton, on the outskirts of Manaton, which is a popular and picturesque Dartmoor village with a great sense of community. It is around a 10-minute drive to Bovey Tracey which is the closest town where you'll find all the amenities you could need. It is also home to the Devon Guild of Craftsmen and the National Trust Parke – with its woodland and river walks and popular café/restaurant. Manaton is also very accessible as it takes just 10 minutes or so to get to the A38. From there Exeter is around 20 minutes and Plymouth around 35 minutes.



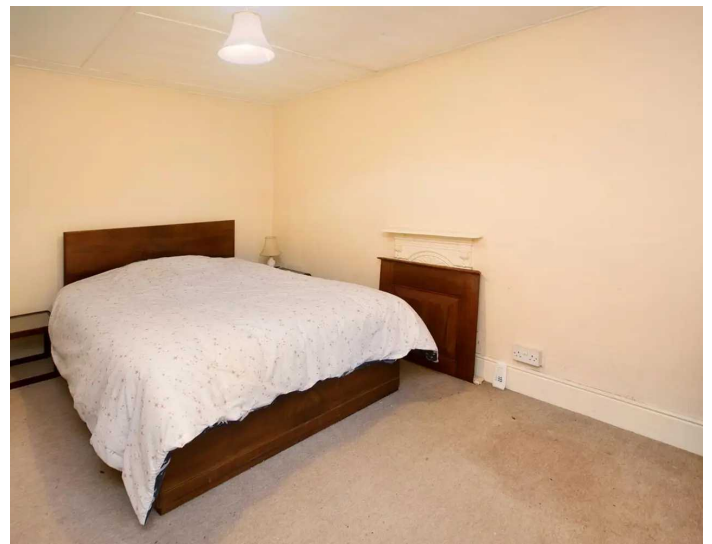
STEP OUTSIDE: A five bar gate provides access to the property and plenty of off road parking. Set in the most wonderful gardens and woodland of approx 0.8 of an acre; there is so much space to explore and enjoy. There are a few cleared grass areas but mostly wild and rugged, which matches the area that is Dartmoor. A stream meanders through the grounds giving a sense of calm and tranquillity. There is a large brick built, garage/workshop near the property which has power connected, ideal for extra storage.

ROOM MEASUREMENTS:

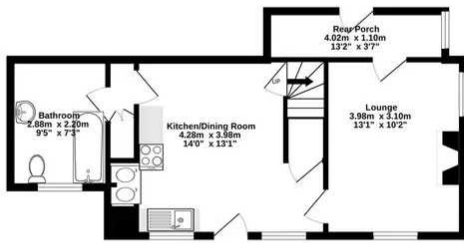
- Lounge: 3.98m x 3.10m (13'1" x 10'2")
- Kitchen/Diner: 4.28m x 3.98m (14'0" x 13'1")
- Bedroom: 3.98m x 3.48m (13'1" x 11'5")
- Bedroom: 3.98m x 3.10m (13'1" x 10'2")
- Bathroom: 2.88m x 2.20m (9'5" x 7'3")
- Garage/Workshop: 6.58m x 3.20m (21'7" x 10'6")
- Rear Porch: 4.02m x 1.10m (13'2" x 3'7") Approx

SELLERS INSIGHT:

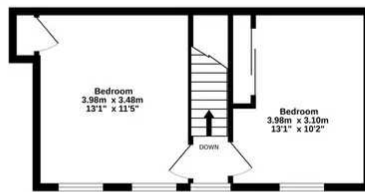
"It is with a heavy heart we have to let our beloved family cottage go. So many years of wonderful times and memories here. We do so hope that a new family can have the same experiences as we have had and that it stays in your family as long as it has been in ours. Please look after her and she will look after you. "



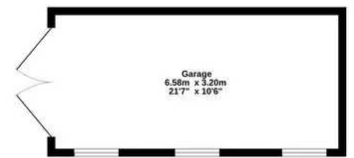
Ground Floor
41.7 sq.m. (448 sq.ft.) approx.



1st Floor
30.3 sq.m. (326 sq.ft.) approx.



Garage
21.0 sq.m. (226 sq.ft.) approx.



TOTAL FLOOR AREA : 93.0 sq.m. (1001 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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