



Lower Brimley, Bovey Tracey

4/5x



3x



ENERGY
RATING
D62

- Video Walk-through Available
- Semi-Detached House
- 4/5 Bedrooms (2 en-suite)
- Cosy Lounge and Conservatory
- Stunning Kitchen/Diner

- Good-Sized Garden
- Double Garage with EV Charger
- Car Port and Driveway Parking
- Fringes of Dartmoor National Park
- Tucked-Away Location

Guide Price:
£650,000
FREEHOLD

The Coach House, Lower Brimley, Bovey Tracey, TQ13 9JS



1000s of homes sold in Teignbridge

78 Queen Street, Newton
Abbot, Devon, TQ12 2ER

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The Coach House occupies a lovely semi-rural setting at Lower Brimley on the rural outskirts of the small town of Bovey Tracey, and within Dartmoor National Park. Offering spacious accommodation with many of the rooms benefit from picturesque views over surrounding countryside and stretching beyond the town of Bovey Tracey. The property offers four bedrooms, two of which are en-suite, a stunning kitchen/dining room, lounge and sun lounge along with a study and utility/cloakroom/WC. UPVC double glazing and oil central heating are installed and outside the property sits in a generous plot with driveway, double garage, double car port, lawned gardens and decked terrace. Properties rarely come for sale in this part of Bovey Tracey and The Coach House, whilst comfortably appointed, has potential for further enhancement and enlargement, subject to any required consents.

The Coach House is situated in a quiet semi-rural location backing onto open fields and within easy reach of amenities. Situated on the edge of Dartmoor, Haytor is only a two-minute drive from The Coach House, giving it some fantastic scenery and walks right on the doorstep. Being only 1.5 miles from Bovey Tracey and 6 miles from the market town of Newton Abbot with a wide range of shopping and leisure facilities as well as a mainline railway station, the property is also convenient for the Drum Bridges roundabout which provides access to the A38 linking Plymouth, Exeter and the M5 beyond, ideal for commuters.

The Accommodation:

Entering the property through a porch, you are greeted by a traditionally laid out hallway with reception rooms to one side and the staircase to the other. Overlooking the front drive is a very good-sized study which could also work as a fifth bedroom. The lounge is a cosy room with side windows overlooking the garden and internal windows looking into the sun room. The sun room has direct access to the rear garden and has a solid roof with windows on three sides enjoying the views across open country towards Bovey Tracey and has central heating installed making the room useable all year-round and an ornamental log burner in-set to a fireplace. There is a stunning kitchen/dining room (previously two rooms) which is light and airy and has been extensively refitted with a System Six range of wall and base units with central isle and quartz worktops and internal ceramic sink with quartz drainer. There is a range of integrated appliances including double oven, induction hob, fridge/freezer and dishwasher. Off the kitchen area is a utility/cloakroom/WC with low level WC, vanity wash basin, space for appliances and two windows.

Upstairs there are four good sized double bedrooms, the three largest bedrooms enjoying the views across the open countryside and the rear garden. Two of these double bedrooms have their own en-suite shower rooms, each with WC and basin. The last of the upstairs bedrooms is a smaller double overlooking the side garden and garages. Finally, completing the first floor is the family bathroom which is an excellent size and

housing both a bath and separate shower cabinet.

Parking:

Accessed over a shared driveway, and situated at the far end of this a five-bar gate leads to the properties private drive boasting extensive parking for up to five cars, double car port, a double garage with electrical vehicle charger, as well as hardstanding for a caravan, water supply and power supply.

Gardens:

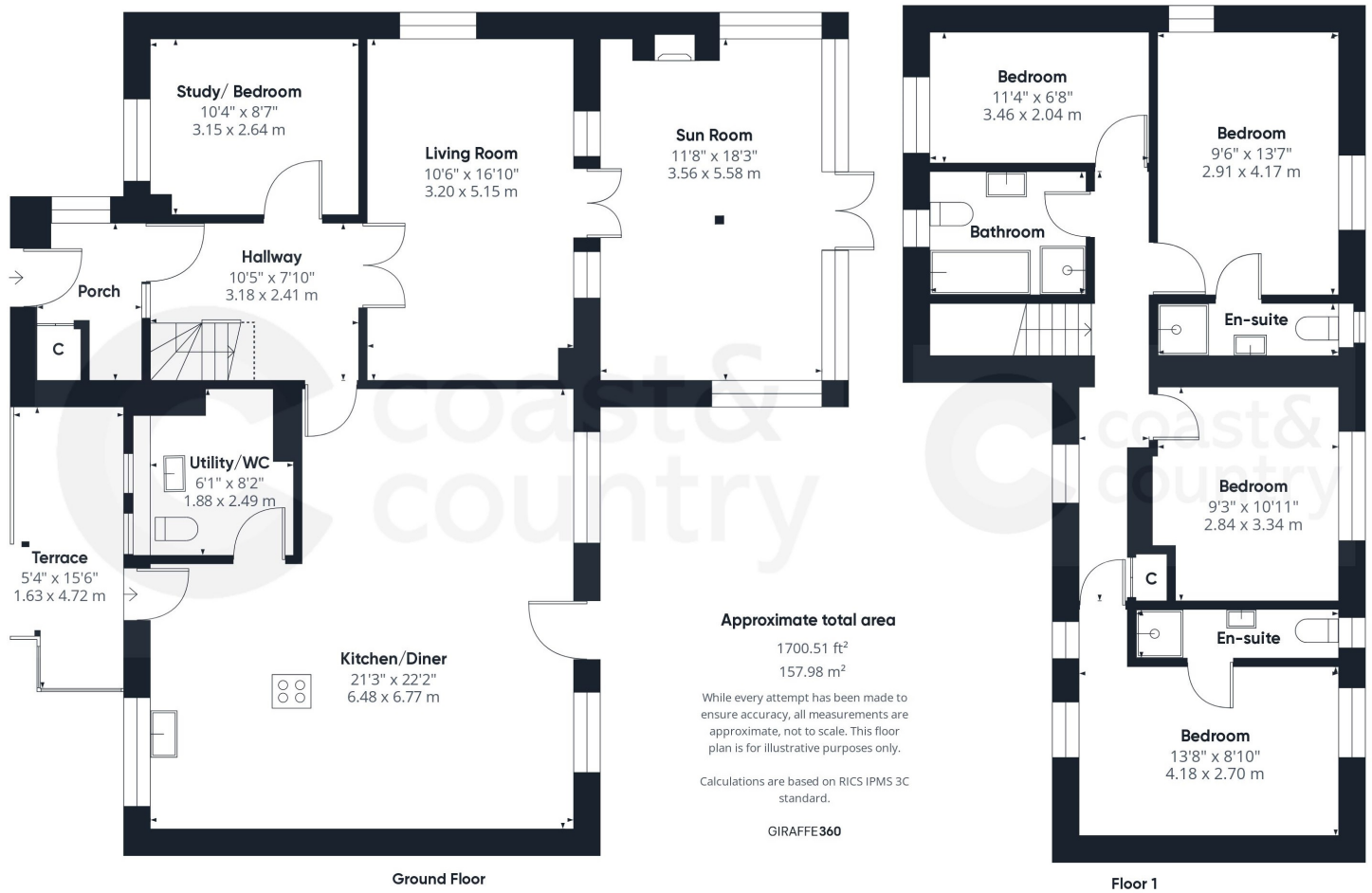
The gardens are of a generous size, lovely and mostly laid to lawn with mature trees and shrubs and a decked terrace with open canopy roof. There are two substantial sheds, apple, pear and plum fruit trees.

Directions:

From Newton Abbot take the A382 towards Bovey Tracey. At the first roundabout take the third exit continuing on the A382 heading towards Bovey Tracey. At the Drum Bridges Roundabout take the third exit onto Newton Road (still A382) heading towards Bovey Tracey, stay in the left hand lane. At the lights continue straight going past the BP garage on your right and continue straight for 1 mile. At the next roundabout take the first exit onto Pottery Road. Follow this road straight for another 1-mile approx where, at the crossroads, you keep straight onto Wallfield Road. At the end of the road turn left onto Brimley Lane for approx 500 yards. The driveway can be found



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Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains electricity. Oil-fired central heating. LPG cannister gas for cooker.

The property is approached over a shared private driveway, maintenance for which is split between The Coach House and two others.

The log burner is ornamental and does not have a HETAS certificate.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.