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Willow Wray Cottage



Bovey Tracey - 4.5 miles, A38 - 5 miles, Chagford - 7 miles, Exeter - 16.6 miles. Moretonhampstead 2.8 miles. Whiddon Down (A30) 9.8 miles.

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**A delightful Grade II Listed family home with a recently modernised extension on the outskirts of a sought-after Dartmoor village.**

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- Stunning rural position
- Grade II Listed 4-5 bedroom family home
- Versatile accommodation
- Beautiful gardens and woodland
- Outbuildings with conversion potential (STPP)
- Land amounting to 4.87 acres
- Located in Dartmoor National Park
- Council tax band - G
- Freehold

### Situation

The property occupies a stunning elevated position near to the popular Dartmoor village of Lustleigh in the Dartmoor National Park. The thriving village has a strong community with a well-regarded pub, village shop/stores, tea rooms and church. The town of Bovey Tracey (4.5 miles) has an excellent range of day-to-day amenities. The property is set in a very rural, unspoilt part of the West Country, located in the picturesque Wray Valley. Nearby are the unspoilt villages of Moretonhampstead (2.8 miles) and North Bovey. The property is only 6 miles from the A38 which links Plymouth and Cornwall to the south and Exeter (16.6 miles) and the M5 to the north. Both cities have rail links to London on the Waterloo and Paddington lines.

### Description

Willow Wray is a delightful and substantial Grade II Listed family home. The charming original thatched house offers a range of historic features from inglenook fireplaces through to exposed period ceiling timbers. The first floor has been thoughtfully extended and now boasts a recently renovated and modernised oak clad single storey extension which could be used as a single storey annexe if required.

The property is surrounded by beautiful gardens comprising of gently sloping lawns with terraced vegetable and flower beds, established shrubs and a section of woodland to the rear.

### Accommodation

A stable door from an open fronted thatched porch leads into a spacious entrance hall with woodburner and stairs rising to the first floor. To the right of the entrance hall is a period featured, dual aspect sitting room with inglenook fireplace, woodburner and original spiral stairs leading to Bedroom 2. To the left of the entrance hall is a kitchen with wall and floor mounted units, a 5-door Aga and a door leading to a ground floor WC, larder and separate utility room with doors out to the gardens.

Stairs lead from the central hall to a first floor

landing off which are two double bedrooms and a single bedroom. The landing gives access to a versatile, single storey extension, recently renovated, extended, insulated and oak clad in 2017. The extension comprises a family bathroom with rain shower, double bedroom with en suite bathroom and a second sitting room. Both bathrooms are recently fitted. The extension is currently used as part of the main house but would be a useful annexe if required, having external access and its own patio area.

### Gardens and grounds

To the front of the property is a pretty stone pathway with gardens on either side and a private driveway leading around the property to a parking area with double garage. To the rear of the property is a stunning, paved sun terrace off which are terraced flower borders and beautiful gently sloping lawns with ornamental shrubs and established trees. To the rear of the gardens is a pretty section of woodland.

### Outbuildings and garaging

To the rear of the property are two stone and block outbuildings and a large 12m x 6m Nissen hut. These buildings have development potential (subject to planning).

### Services

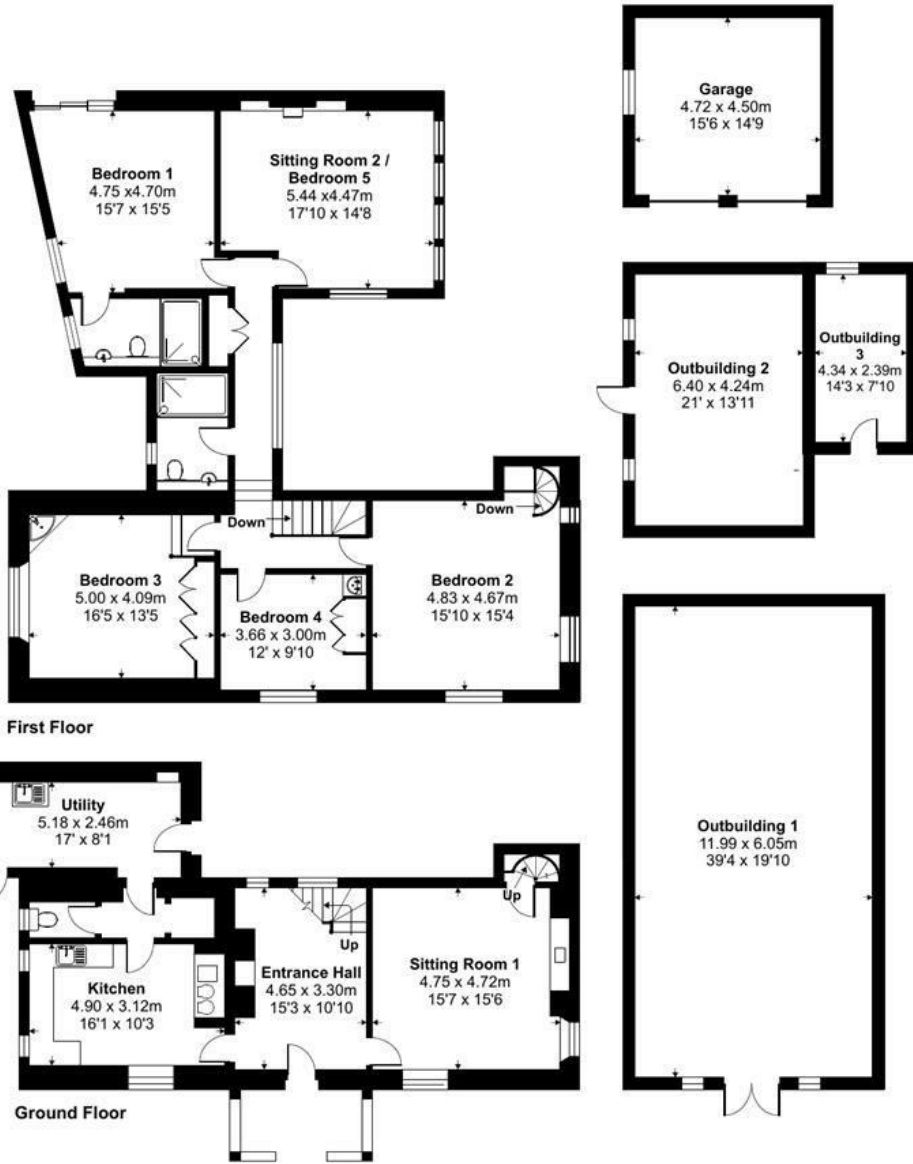
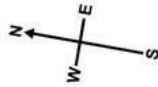
Private drainage (septic) and natural spring water (with UV treatment). Mains electricity. Oil fired central heating.

### Directions

From Exeter proceed on the A38 towards Plymouth taking the exit at Drumbridges for Bovey Tracey and Newton Abbot. Take the A382 through Bovey Tracey and head towards Moretonhampstead. After approximately 4.5 miles, passing the turning for Lustleigh, the property will be found on your right. What3words - salmon.tucked.watch



Approximate Area = 2198 sq ft / 204.2 sq m  
 Outbuilding(s) = 1186 sq ft / 110.2 sq m  
 Garage = 229 sq ft / 21.2 sq m  
 Total = 3613 sq ft / 335.6 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 858618

These particulars are a guide only and should not be relied upon for any purpose.

21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		Current	Potential
[Not a meter-efficient - lower savings costs]			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
[Not energy efficient - higher savings costs]			
England & Wales		EU Directive 2002/91/EC	71

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