



Honeybag Cottage



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Widecombe-In-The-Moor, Newton Abbot, TQ13

Widecombe-in-the-Moor (1.5 miles) Exeter (22.6 miles)

A stylishly refurbished 'off-grid' semi-detached cottage nestled in a gloriously rural position

- No onward chain
- Three double bedrooms
- Stunning master bedroom suite
- Consent as a 2nd home/holiday let
- EPC - B
- Dartmoor National Park
- Stylishly refurbished throughout
- Off-grid services
- Freehold
- CTB - Exempt if rented out

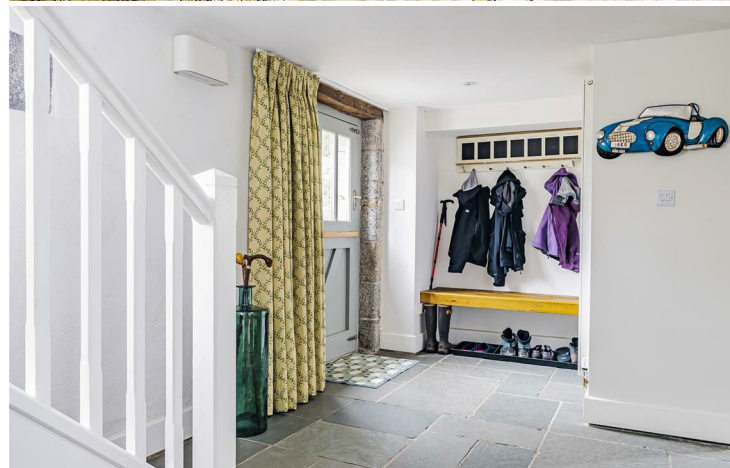
Offers In Excess Of £400,000

## SITUATION

This stunning 'off-grid' holiday cottage is located in the heart of the beautiful Dartmoor National Park, approximately 1½ miles from the picturesque village of Widecombe-in-the-Moor. Widecombe-in-the-Moor provides a range of convenient shops and pubs, a post office, church, and a primary school. Widecombe Valley is renowned for its spectacular scenery including open moorland, ancient tors and wooded valleys. There are many opportunities locally for walking, riding and fishing, yet good accessibility, via the moorland town of Bovey Tracey, to the A38 dual carriageway. This leads east to the university and cathedral city of Exeter where there is access onto the M5 motorway, mainline rail connections to London and an international airport.

## DESCRIPTION

Honeybag is a stylishly refurbished semi-detached cottage nestled in a gloriously rural position. The "Off grid" cottage, which is one of five granite constructed properties surrounding a historic courtyard, provides modern accommodation over two floors and an attached outhouse at the front of the building. There is an open plan dining/sitting room, kitchen, bedroom and bathroom on the ground floor. The first floor comprises an impressive principle bedroom that has a glazed shower room with a separate WC and a laundry room, plus a further bedroom with ensuite. From both the sitting room and the principle bedroom are amazing views towards Hay Tor.



## ACCOMMODATION

The property is entered via a stable door into a granite tiled entrance lobby with stairs rising to the first floor. To the right is a family bathroom and double bedroom. To the left of the entrance lobby is an open plan kitchen with wall and floor mounted units, integrated appliances and a gas oven. There is an impressive south facing sitting/dining room with RIKA wood burner, uninterrupted rural views, and French doors leading to the garden.

Stairs from the lobby lead to a first floor landing, off which is a further double bedroom with ensuite shower room and a magnificent principal bedroom with fitted cupboards, a glass fronted ensuite shower room and separate WC and useful utility room. The views from the principal bedroom in particular are breath-taking.

## GARDENS

Accessed via French Doors from the kitchen/sitting area, is a pebbled path leading to the private garden with a paved sun terrace. The garden is laid to lawn with secure wooden post and rail fencing, and provides direct access to moorland and Devon Wildlife Trust pathways, leading up to Hay Tor and beyond.

## AGENTS NOTE

The cottage is holiday restricted and can not be used as a primary residence.

## SERVICES

The property enjoys full central heating supplied by a new boiler situated in the power room adjacent to the downstairs bedroom, which in turn is fuelled by a large buried domestic LPG tank. There is also a wonderful woodchip burner in the sitting room. Electricity is supplied by solar power and is stored via batteries in the power room. This is backed up by a 200 litre 8kw diesel generator in the garden. Water is supplied by a private borehole in the garden. Waste is via a shared Septic tank. There is also fibre to the cottage, enjoying 70mbps download and 30mbps upload.

## DIRECTIONS

From the M5 at Exeter continue onto the A38 dual carriageway following signs for Plymouth. After about 11 miles take the Drumbridges exit signposted to Bovey Tracey. Head towards Bovey Tracey, continuing straight over the first roundabout and at the second roundabout turn left onto the B3387 signposted to Hay Tor and Widecombe. After about a third of a mile fork left, still on the B3387, signposted to Hay Tor. Continue up onto the open moor. Follow the road taking the right hand turning signposted to Hound Tor, Manaton, Chagford and Moretonhampstead. After about half a mile the entrance to Holwell will be seen on the right hand side. The entrance is set back off the road. Continue along the driveway, past the B&B. At the fork in the driveway, take the immediate left path which sweeps round to the far side of the barn development and continue down the gravel driveway to the bottom, for the entrance into the Victorian courtyard. Honeybag will be found on the far side of the development.

WHAT3WORDS - truth.importers.tripled



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Denotes restricted head height

Approximate Area = 1862 sq ft / 172.9 sq m  
 Limited Use Area(s) = 122 sq ft / 11.3 sq m  
 Outhouse = 63 sq ft / 5.8 sq m  
 Total = 2047 sq ft / 190 sq m

For identification only - Not to scale

**First Floor**

**Ground Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024.  
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