



1 Southbrook Cottage



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Bovey Tracey, Newton Abbot, Devon, TQ13 9NB

Newton Abbot 8 miles - Exeter 18 miles - A38 3 miles -
Teignmouth 12 miles

A charming Grade II Listed thatched cottage with beautiful landscaped gardens.

- Two bedroom cottage
- Grade II Listed
- Period features
- Glorious terraced gardens
- Off street parking and car port
- Freehold
- Council tax band - D
- EPC: E

Guide Price £545,000

DESCRIPTION

A wonderful opportunity to acquire a beautiful 'Grade 2' listed thatched Devon 'chocolate box' cottage; located adjacent to Bovey Tracey golf course. Built in 1764, originally forming part of the small farming hamlet of Southbrook. The cottage, under the present owner has in recent times undergone countless major enhancement and improvements.

Located between Bovey Tracey just five minutes away with all amenities, and the pretty village of Lustleigh with its famous Primrose tea rooms and Cleave Inn, a pretty thirty minute walk away; where 'May day' and 'Summer show' are famous popular annual events.

So much on the door step - From the cottage, there is a small, pretty lane leading out of the hamlet, running alongside the golf course; (ideal for dog walking), then out through beach woods, dropping down to the river Bovey and Dartmoor National Park with its tea rooms. Dartmoor National Park, have over the years; re-configured the old single track steam railway line for cycling and walking out through countryside to Lustleigh and on to Moreton-Hampstead village beyond.

The hamlet, (now all in private ownership, was, along with the entire 'Parke' estate; previously owned by the Hole family who bequeathed this to the National Trust; their nearby family mansion now forms the Dartmoor National Park HQ.

The nearby town of Bovey Tracey offers range of shops and amenities including a health centre, veterinary clinic, library, primary school, restaurants, cafes, inns and churches. There are also plenty of local sporting facilities, including a swimming pool, sports field, 9-hole golf course, cricket club, bowling green, football pitches and tennis courts.



ACCOMMODATION

A part glazed stable door from the paved sun terrace leads into a modern kitchen/breakfast room with wall and floor mounted units and stairs leading up to a useful storage space. Steps lead down to French doors into a period featured sitting room with wooden ceiling beams and an inglenook fireplace with woodburner. Accessed from the sitting room is a dining room/study with a stable door leading back to the sun terrace, and a door leading to the front hallway, off which is the family bathroom. Stairs from the sitting room lead up to a first floor providing two generous large bedrooms, and a separate WC. Subject to securing the necessary consents the first floor could be adapted to provide three bedrooms. The property has undergone major improvements by the current vendor both internally and externally.

GARDEN AND PARKING

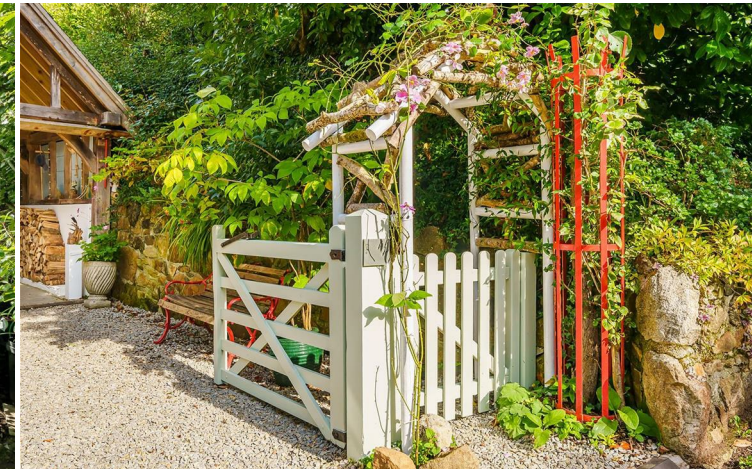
To the side of the cottage is a private parking area for two cars and an oak framed carport. To the rear of the cottage is a pretty paved terrace with steps leading up to the landscaped terraced gardens featuring established flower borders & fruit trees, areas of lawn, raised beds, and a south facing summer house.

SERVICES

Mains water and electric. Private drainage. Electric central heating.

DIRECTIONS

From Exeter proceed on the A38 southwards turning off at the Drumbridges exit signposted Bovey Tracey. Continue through Bovey Tracey taking the A382 Moretonhampstead Road. After approximately 500 yards after the 2nd roundabout turn left into Southbrook Lane. Proceed down the lane and at the cottage will be on your right.



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		47	73
England & Wales		EU Directive 2002/91/EC	

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