



Where the Woozle Wasnt



# Where the Woozle

Manaton, Newton Abbot, Devon, TQ13 9UW

A38 6 miles , Exeter 15 miles

A superbly positioned family home with splendid rural views and over 2 acres of gardens and woodland.

- Delightful 5 bedroom house
- Gardens and woodland
- Double garage
- Council Tax Band - F
- Versatile accommodation
- Detached studio/office
- Land amounting to 2.17 acres
- Freehold

## SITUATION

Where the Woozle Wasnt occupies a superb rural position on the fringes of the popular Dartmoor village of Manaton. Manaton is surrounded by beautiful moorland countryside, being a combination of open moorland with rugged tors contrasted by sheltered wooded valleys and shallow coombes. Manaton has a strong community with a fine 15th Century parish church adjoining the village green, church hall and a well-regarded pub with shop. The well known moorland town of Widecombe-in-the-moor lies less than 3 miles distant and has a wider range of shops, services and amenities. The town of Bovey Tracey (4 miles) has an excellent range of shops and facilities whilst the market town of Newton Abbot with its mainline railway station on the London Paddington line together with extensive facilities and further shopping is 11 miles.

The A38 dual carriageway (6 miles) provides excellent access to Plymouth in the south and Exeter and the M5 motorway to the north. The university and cathedral city of Exeter has the wide range of facilities one would expect of a city of its importance, including excellent dining, shopping, theatre and sporting pursuits. Exeter has two mainline railway station to London on the Paddington and Waterloo lines and Exeter International Airport lies 4 miles to the east of the city.

Being located within the Dartmoor National Park, Where the Woozle Wasnt is surrounded by thousands of acres of unspoilt moorland and is ideally situated to take advantage of the wide range of outdoor pursuits including walking, riding, cycling and fishing.

## DESCRIPTION

Where the Woozle Wasnt is a detached family house which dates from the 1930s, with a later extension. Of rendered elevations under a slate roof, it offers accommodation of 1,800 sq ft laid out over two floors.



## ACCOMMODATION

On the ground floor is a side-entrance porch/boot room, with wc, leading into the kitchen and through to the large dining room. This room has stunning views towards Hunters Tor at the front and glazed double doors leading out onto the terrace and gardens at the back. The light and generously-sized sitting room has a front entrance porch, an attractive open fireplace and windows on all sides which give fine views over the gardens and surrounding countryside.

On the first floor there are three double bedrooms, two single bedrooms and a family bathroom. There are spectacular views of Dartmoor from this floor towards Hunters Tor, Sharpitor, Trendlebere Down, Easdon Tor, St. Winifred's Church, Manaton and Manaton Rocks.

## GARDENS AND GROUNDS

Outside is a large double garage with an additional room currently used as an office/study. The well-maintained, mature gardens include a variety of native trees, extensive lawned areas, flower and vegetable gardens and fruit trees. Terraced areas surround the property on three sides. Also within the grounds are a double-bay goat shed and a greenhouse.

The majority of the land is broadleaf woodland and is situated to the rear of the property boasting some splendid examples of oak, ash, beech, birch, sycamore, hazel, blackthorn and more. In the spring it is transformed by a carpet of bluebells and throughout the year acts as a haven for all types of Dartmoor wildlife, including badgers, foxes, deer, dormice, owls, ravens, buzzards, woodpeckers and more. Within the wood is a secluded, level grass area ideal for picnics and camping. Overall the property amounts to about 2.17 acres.

## SERVICES

Mains electricity. Mains water (with additional rights to draw water from local spring). Private drainage. Oil-fired central heating.

## COUNCIL TAX

Teignbridge - F

## TENURE

Freehold

## DIRECTIONS

From Exeter proceed on the A38 towards Plymouth exiting at the Drumbridges roundabout. Proceed on the A382 to Bovey Tracey and at the 2nd roundabout turn left onto the B3387 signposted Manaton. On entering the village, turn left opposite the Kestor Inn. Proceed along this lane, up Deal Hill and at the small crossroads, turn left. After quarter of a mile the entrance to the property is on the right of a left-hand bend.

What3words:///inventors.princely.windmill





| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>70</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            | <b>24</b> | <b>70</b>                                                                                                   |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

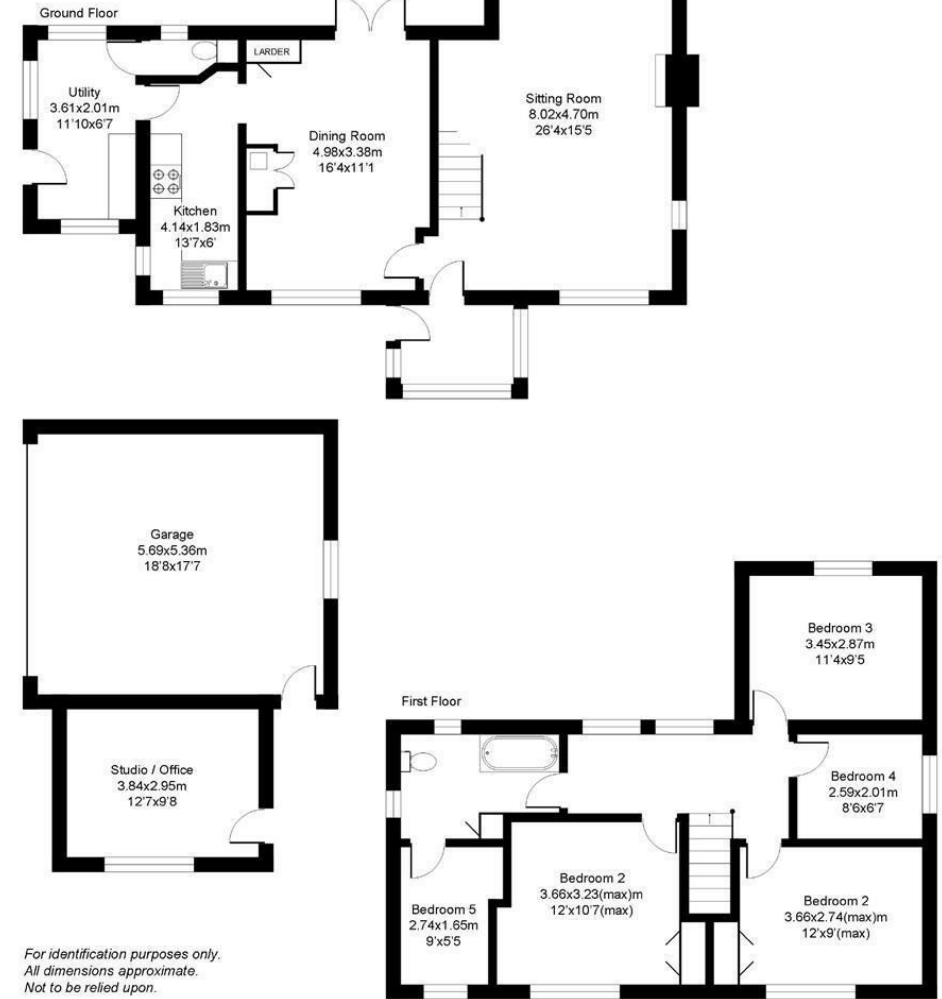
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These particulars are a guide only and should not be relied upon for any purpose.

Total Approximate Area  
167.2m<sup>2</sup> / 1,800ft<sup>2</sup>



For identification purposes only.  
All dimensions approximate.  
Not to be relied upon.



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