



Leat











# Leat

Lowerdown, Newton Abbot, Devon, TQ13 9LF

Bovey Tracey 1.1 miles, Exeter 18 miles

A delightfully situated family home with beautiful parkland gardens situated on the edge of Dartmoor National Park

- Beautiful family home
- Open plan kitchen
- Four bedrooms
- Rear courtyard and greenhouse
- Council Tax band: G
- Parkland gardens amounting to 2.78 acres
- Four reception rooms and a conservatory
- Double garage and chalet
- Useful attic/storage room
- Freehold

Guide Price £1,200,000

## Stags Exeter

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## SITUATION

Leat is delightfully situated at Lowerdown, a peaceful semi-rural hamlet lying just over a mile from the thriving market town of Bovey Tracey. The town offers an excellent range of local amenities including independent shops, cafés and a well-regarded primary school, whilst secondary education is available at Newton Abbot and South Dartmoor, both approximately seven miles away. Stover School, a respected independent school, is also conveniently located around four miles distant. The property occupies an enviable position within the boundary of Dartmoor National Park, enjoying immediate access to spectacular open countryside, providing superb opportunities for walking, riding and outdoor pursuits. The cathedral and university city of Exeter lies approximately 18 miles to the east, with much of the journey via the A38 dual carriageway, and offers a comprehensive range of cultural, educational and commercial facilities, together with Exeter International Airport. The A38 is within easy reach at approximately four miles, providing swift access to the M5 motorway to the north and the stunning South Devon and Cornish coastlines to the west.

## DESCRIPTION

Leat is a beautifully positioned and substantial family home, approached via a sweeping gravel driveway and set within parkland-style gardens extending to approximately 2.78 acres. Having remained in the same ownership for over 30 years, the property offers generously proportioned and versatile accommodation arranged over three floors. The ground floor has a large central entrance hall off which is an open-plan kitchen, complemented by four well-appointed reception rooms and a conservatory, creating an ideal balance of family living and entertaining space. To the upper floors are four bedrooms, including two with en suite facilities, together with a well-appointed family bathroom.

Outside, the beautifully maintained gardens provide a private and tranquil setting, enhanced by a double garage, green house and a useful chalet, offering excellent ancillary space for a variety of uses.

## ACCOMMODATION

A pathway from the sweeping gravel driveway leads to a covered porch and into a generous entrance hall, with a staircase rising to the first floor. To either side of the hallway are two well-proportioned reception rooms, both featuring fireplaces, currently arranged as a study and a formal sitting room. Further along the hall is an elegant dining room with bay window, together with a delightful dual-aspect sitting room showcasing an ornate fireplace and doors opening into the conservatory, creating a natural flow between the principal living spaces and the garden. Opposite the dining room lies the impressive open-plan kitchen, fitted with a range of wall and base units, an Aga, and useful pantry cupboards. From the kitchen, a spacious dual-aspect utility room provides excellent secondary working space.

To the rear of the hall is a practical boot room with a separate cloakroom/WC, with a door leading out to a sheltered courtyard and outside dining area.

The staircase rises to a bright and spacious first-floor landing, from which the principal bedroom benefits from an en suite bathroom. There are three further double bedrooms, one of which enjoys an en suite shower room, together with a well-appointed family bathroom. From here, a further staircase leads up to the attic room, benefiting from extra storage space.







### THE GROUNDS

Leat is approached via impressive granite pillared entrance posts, leading to a sweeping gravel driveway that provides ample parking and access to the double garage. The property sits within approximately 2.78 acres of beautifully landscaped, parkland-style grounds, offering a rare sense of privacy and seclusion.

The gardens are a delightful blend of formal lawns, wonderful seating areas, and gently meandering woodland paths, interspersed with mature trees and shrubs. A charming leat runs through the grounds, creating a tranquil and picturesque setting that is best appreciated in person.

Fully enclosed within the property's boundaries, the gardens with feature ponds, fruit cage, and enclosed courtyard provide a safe and peaceful environment, ideal for children and pets, while offering a wonderful sense of connection to the surrounding natural landscape.

### GARAGING AND CHALET

Accessed directly from the main gravel driveway is a double garage, complemented by a range of useful storage buildings to the rear. The rear courtyard is home to an attractive green house/vinery and a detached, timber-framed chalet, providing flexible ancillary space suitable for a variety of uses.

### SERVICES

Mains water and electricity.

Private drainage - Dual chamber Septic tank

Oil fired central heating and woodburners

EE, Vodafone, O2 and Three mobile network available (Ofcom)

Standard and Superfast broadband available (Ofcom)

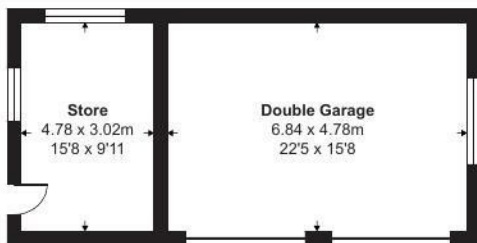
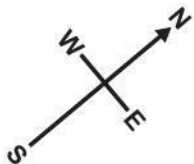
### DIRECTIONS

From Exeter and the M5 proceed south on the A38 to the Drumbridges exit by Bovey Tracey. Continue as though to Bovey Tracey on the A382. At the second roundabout turn left onto the B3387 signposted Haytor and Widdicombe. After half a mile fork left onto the B3387 and after a further 0.4 mile at the Edgemoor Hotel (Lowerdown Cross) turn right signposted Lowerdown and Becky Falls. Leat is on the left after approx 0.4 mile.

### AGENTS NOTE

We are to believe that the septic tank is currently Non-compliant, however the vendor has advised that a survey is being undertaken. Please speak to agent for further information.

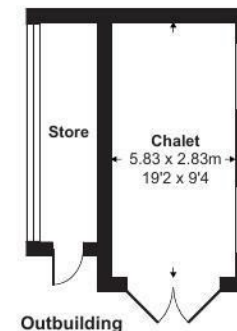
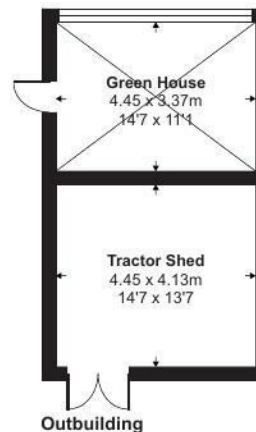
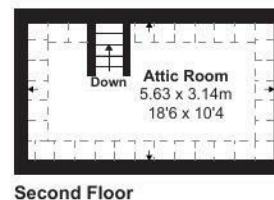
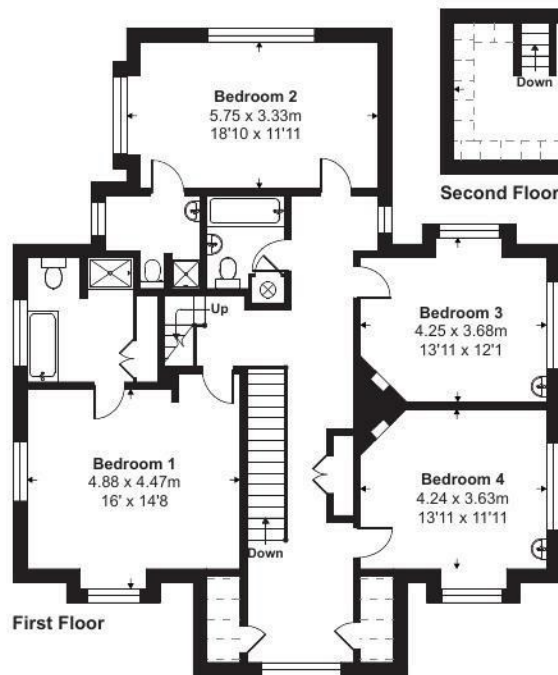
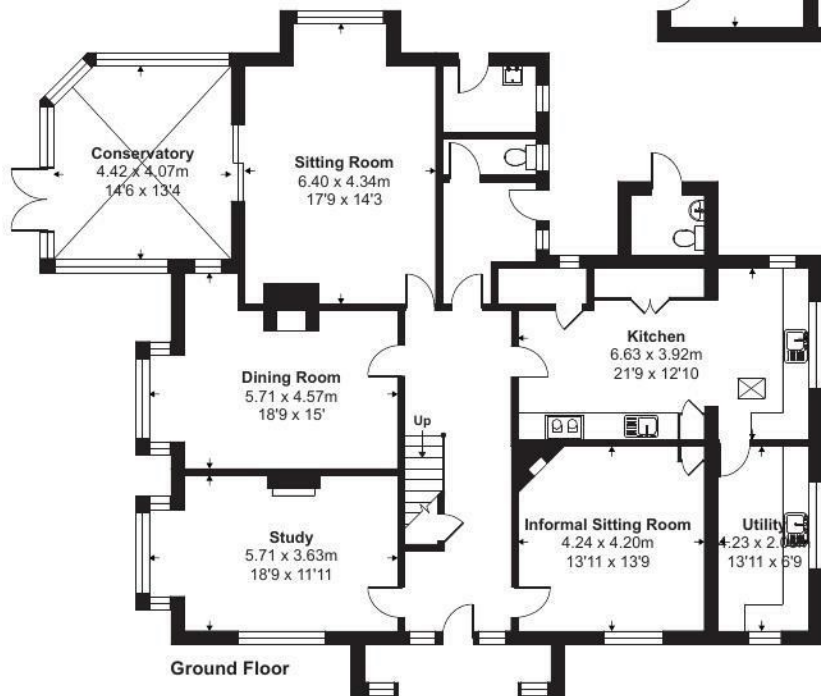




Approximate Area = 3320 sq ft / 308.4 sq m  
Limited Use Area(s) = 104 sq ft / 9.7 sq m  
Garage / Store = 524 sq ft / 48.7 sq m  
Outbuildings = 653 sq ft / 60.7 sq m  
Total = 4601 sq ft / 427.4 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1383344



STAGS

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 47                      | 61        |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |







