

# Hawkmoor Parke, Bovey Tracey, Devon

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A beautiful home with **far-reaching views** and lovely garden and grounds.

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### Summary of accommodation

Living room | Dining room | Kitchen breakfast room | Garden room | Study | Utility room  
Double garage

Principal suite with dressing room and terrace | Three further bedrooms | Family bathroom  
Loft room

In all about 2.26 acres of formal gardens and woodlands

### Distances

Bovey Tracey 2.9 miles, Moretonhampstead 5.1 miles

Exeter 19.5 miles (London Paddington 2 hours)

(All distances and times are approximate)



Knight Frank Exeter  
19 Southernhay East  
Exeter  
EX1 1QD  
[knightfrank.co.uk](http://knightfrank.co.uk)

Mark Proctor  
01392 423111  
[mark.proctor@knightfrank.com](mailto:mark.proctor@knightfrank.com)



## Situation

Hawkmoor Parke is ideally located for everything the area has to offer. To the north and south are the towns of Moretonhampstead and Bovey Tracey, with a full selection of local amenities. There are private schools in the area, at nearby Stover and a selection in the University and cathedral city of Exeter.

Dartmoor is renowned for its spectacular scenery, with granite tors, heather clad moorland and wooded valleys, bisected by rushing streams and rivers. There are many varied opportunities on the doorstep for walking, riding, cycling and fishing. There are 18-hole golf courses at Bovey Castle and Stover whilst Bovey Tracey provides a driving range and 9-hole course.

The nearby village of Lustleigh has many beautiful and historic buildings and a good selection of local amenities, including a village shop and post office, tea rooms and an excellent pub; The Cleave. Lustleigh retains a strong community spirit with an active village hall and Cricket Club.

A more extensive range of facilities can be found in nearby Bovey Tracey or Moretonhampstead, whilst the Cathedral and University City of Exeter is only 20 miles away. There are several highly regarded primary and senior schools in the area, and excellent private schools; Exeter School and The Maynard School in Exeter and Stover School at Newton Abbot.

The wild playgrounds of Dartmoor offer many opportunities for walking, riding and cycling, surrounded by granite tors, heather clad moorland, wooded valleys and beautiful rivers and streams for fishing. The A38 Devon Expressway, to the south of Bovey Tracey has dual carriageway links to Plymouth and the M5 Motorway at Exeter.

There are regular direct rail services to London Paddington from Newton Abbot and Exeter, which also has a regional airport.

## The property

The Old Doctor's House is a wonderful, south-facing property in an excellent position within the Dartmoor National Park and has excellent views over the surrounding countryside. A gated entrance gives access to ample courtyard parking and a double garage. The property itself has a spacious entrance hall from which all of the key reception rooms are accessed. This home is ideal for entertaining.

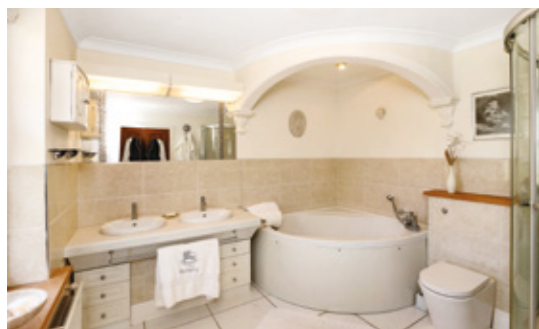


There is an impressive living room which leads to the garden room and takes full advantage of the views. There is also an excellent farmhouse style kitchen/breakfast room and separate utility room. For more formal entertaining, the dining room has fabulous views.

The spacious study with superfast broadband connectivity would be ideal for home/office working.

On the first floor there is an outstanding principal suite with dressing room and a very impressive terrace with views over Dartmoor. There are also three further bedrooms as well as a family bathroom.





On the upper floor there is a very large attic room which could be used as a further bedroom or family games room.

The grounds of the house are particularly impressive with over 2 acres of woodland and formal gardens. The south facing Italianate terrace is laid out with rose beds. There are some beautiful spaces for a family to explore and enjoy.

## Services

LPG gas, Mains electricity. Mains water. Bio treatment discharge plant.

## Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but many will be available by separate negotiation.

## Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

## Directions (Postcode TQ13 9NL)

Exit the A38 Devon Expressway at Drum Bridges Roundabout and take the signs for Bovey Tracey on Newton Road, at the next roundabout take Monks Way towards the town. Upon reaching Bovey Tracey go ahead at the roundabout following the signs for Moretonhampstead. Pass the golf course and Plumley on the left and proceed on, passing Hawkmoor Cottages on the right before turning right onto the sweeping driveway for Hawkmoor Parke. The Old Doctor's House is on the right-hand side.

## Property information

Tenure: Freehold

Local Authority: Teignbridge District Council: 01626 361101 [www.teignbridge.gov.uk](http://www.teignbridge.gov.uk)

Dartmoor National Park Authority: 01626 832093 [www.dartmoor-npa.gov.uk](http://www.dartmoor-npa.gov.uk)

Council Tax: Band G

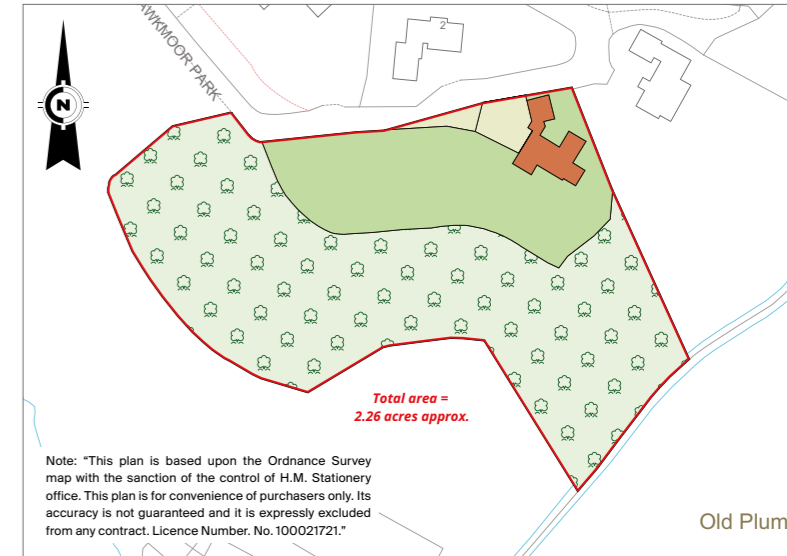
EPC Rating: E

Guide Price: £1,275,000

## Approximate Gross Internal Floor Area 395.1 sq m (4253 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated October 2023.

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