

# Blue Haze, Manaton, Dartmoor, Devon

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A wonderful home in a **prominent position** with outstanding views and over 2 acres of land.

**Summary of accommodation**

**Ground Floor**

Entrance hall | Sitting room | Kitchen/dining room | Living room | Utility | Principal bedroom with en suite | Two further bedrooms  
Additional bedroom/study | Bathroom | Cellar

**First Floor**

Bedroom with shower | WC | Sitting room | Loft space

**Outbuildings**

Gym/store | Workshop | Stable | Stable/garden store | Stable/workshop | Tack room | Log stores

In all about 2.27 acres

**Distances**

Manaton 1 mile, Haytor 2.5 miles, Ashburton 3.5 miles, Bovey Tracey 5 miles, Newton Abbot 10 miles  
Okehampton 20 miles, Exeter 22 miles, Exeter Airport 25 miles  
(All distances are approximate)



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## Situation

Blue Haze represents a superb opportunity to live a fabulous lifestyle with some of the best views in the Dartmoor National Park. Due to its location, the property is a haven for wildlife and has some fantastic walks across the moor directly from the door step.

The property is situated in a Conservation Area on the eastern edge of Dartmoor National Park in a picturesque and peaceful location with far reaching views over Dartmoor and beyond. Dartmoor National Park itself is renowned for the diversity of its countryside as well as the many various sporting and recreational activities available within its vicinity. For the yachtsman there are first class marina facilities in Plymouth to the south west and Dartmouth to the south east. The ancient granite rocky outcrops of Haytor are nearby with spectacular views across Dartmoor and the South Devon coast. Nearby Yarner Woods is also part of a wonderful National Nature Reserve and has a Western Oakwood that is internationally important.

Manaton is around 1 mile away and offers a parish hall, church, village green and pub, The Kestor Inn.

The popular and sought-after market town of Bovey Tracey is just over 5 miles away and boasts a wide range of conveniences along with a church, restaurants, cafés, and pubs. Bovey Castle has a superb 18-hole golf course and extensive leisure facilities and lies about five miles to the north. Okehampton lies 20 miles to the north and has a large Waitrose supermarket. Exeter (22 miles away) is the main regional centre and has the widest range of facilities.

The A38, which is 7 miles away, provides good, quick access to Exeter and the M5. Exeter St David's and Newton Abbot stations provide regular Intercity rail services to London Paddington and Waterloo, the Midlands and South West.

The Cathedral City of Exeter has a good selection of private schools, including Exeter College and The Maynard. Also nearby are Mount Kelly at Tavistock, Blundells at Tiverton and Stover at Newton Abbot. There are also excellent Grammar Schools in Torbay.







## The property

Blue Haze is an outstanding property occupying a prominent position with far reaching views over the valley towards Lustleigh Cleave. There is ample parking for several vehicles, plus a separate garage. There is excellent reception space, including a light, airy kitchen/diner with an AGA, a large living room with patio doors and a sitting room (both are dual aspect rooms with a wood burner). The separate study is ideal for working from home (fibre is available) or could be a fifth bedroom.

There is also a useful utility room, accessed from the yard and the kitchen, which has a sink and space for a washing machine and fridge/freezer.

All the key rooms take full advantage of the outstanding outlook and there are four/five bedrooms, including a superb principal suite. It is worth noting that all the key rooms are accessed via a spacious hall and there are high ceilings throughout. The substantial loft could be converted STPP, offering further scope.

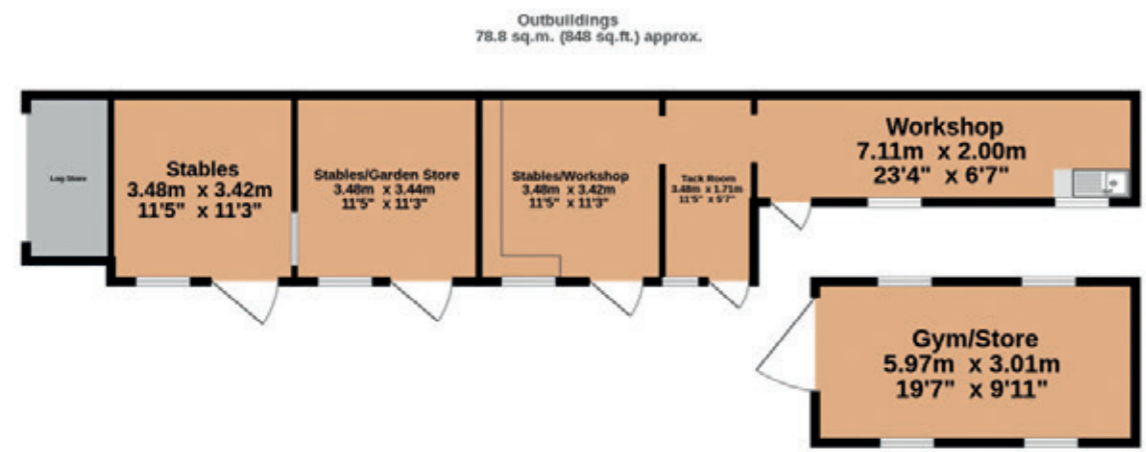
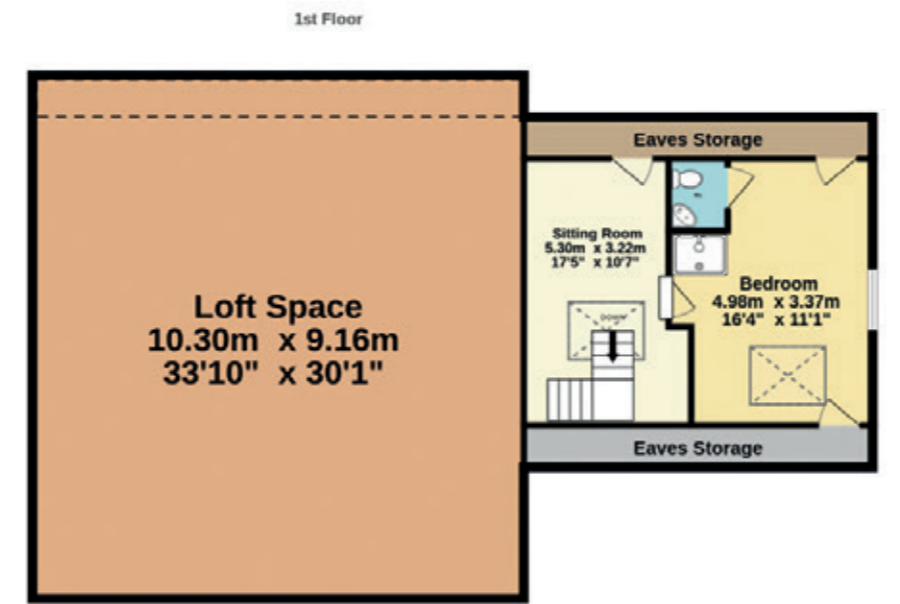






Approximate Gross Internal Floor Area  
(including outbuildings)  
387.4 sq m (4170 sq ft)

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



## Gardens and grounds

The beautiful grounds are a key feature of Blue Haze with just over two acres of mature and wild gardens that drop away from the house highlighting the view. There are also a number of outbuildings with electricity and water, including a gym/store, offering potential for a variety of uses.





For equestrian use there are stables which can also be used for storage and a workshop.

## Services

Mains electricity. Private drainage (septic tank) and water (bore hole).

Oil fired heating

## 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 some may be available by separate negotiation.

## Viewing

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



## Directions (Postcode TQ13 9XH)

From Exeter/Plymouth, take the A38 to Drumbridges. Take exit signed Bovey Tracey A382. Head towards Moretonhampstead and, at 2nd roundabout, take first exit to Haytor/Manaton. Ignore SatNav. After ½ mile, turn left staying on B3387, signed Haytor/Widecombe-in-the-Moor, and proceed for approx 3 miles until Haytor Rocks can be seen ahead. SatNav should now direct you correctly. Turn sharp right to Manaton (unsigned). Continue for approx 2¼ miles and take the 1st ungated drive on the right (after cattle grid). Follow the private drive and signs for Blue Haze, which is located at the end.

## Property information

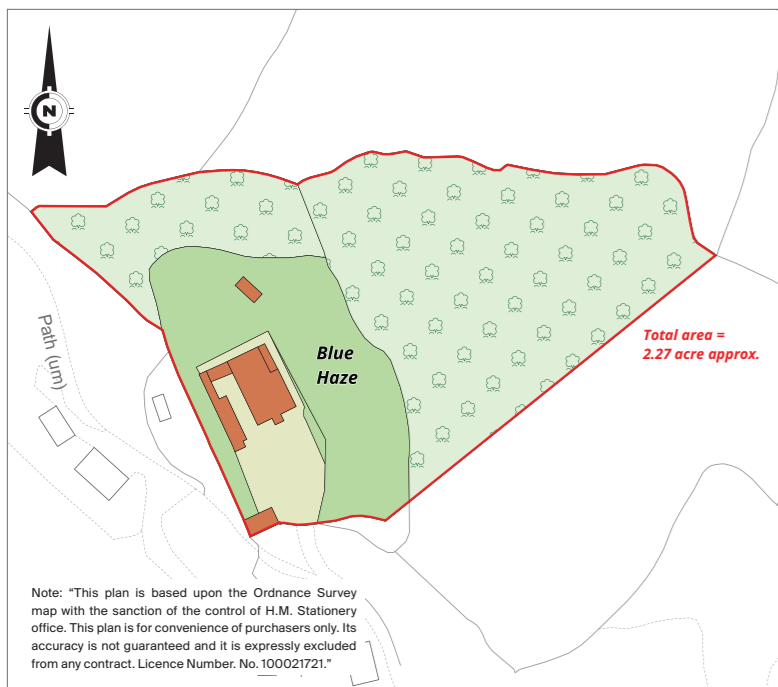
**Tenure:** Freehold

**Local Authority:** Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4XX. Tel: 01626 361101.

**Council Tax:** Band E

**EPC Rating:** D

**Offers in Excess of** £1,000,000



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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