



## ALLER FARM HOUSE

Bovey Tracey, Devon





# A BEAUTIFULLY PRESENTED AND UNLISTED GEORGIAN FARMHOUSE

Set in about 5.37 acres in a wonderful, elevated position with views of the surrounding countryside.

			EPC
4	4	3	E
			
			5.37 acres

Local Authority: Teignbridge District Council  
Council Tax band: E  
Tenure: Freehold

Guide price: £1,250,000





## SITUATION

Aller Farm House is ideally located for everything the area has to offer and is situated on the side of a wide, pretty valley formed by the River Bovey. It is perfectly positioned about a mile north of the small town of Bovey Tracey. The town has a good selection of shops and local businesses including GP, dental and veterinary surgeries and there is a farmers' market on alternate Saturday mornings. 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.

**Distances:** Bovey Tracey town centre 1.5 miles, Newton Abbot 6.5 miles, Exeter city centre & Exeter St. David’s station 17 miles (direct train time to London Paddington from Exeter St Davids approximately 2 hours 10 minutes)





# THE PROPERTY

Aller Farm House has an idyllic rural setting with only one near neighbour, amidst beautiful, unspoilt countryside. Built in the early Georgian period and unlisted, the house has wonderful, far-reaching views, with a classically symmetrical front, sash windows and a roof of local slate.

Internally it has elegant, well-proportioned rooms with good ceiling height arranged on two floors. The room layout makes best possible use of the available natural light throughout the day, with the two principal reception rooms facing south at the front of the house and the large kitchen/breakfast room behind, arranged in a south and west-facing L-shape.

The house is very well presented and has retained original architectural fittings including fireplaces, timber floors, coving, plentiful moulded joinery, a sturdy, chamfered beam in the kitchen and a sweeping front staircase. The fireplaces in the sitting and dining rooms are both fitted with wood-burning stoves and the kitchen has a two-oven AGA plus a range of electrical appliances.

Upstairs are four generous double bedrooms facing either west or south. The principal and guest bedrooms both have en suite bath/shower rooms, with the two remaining bedrooms sharing the family bath and shower room and the downstairs shower room.

# OUTSIDE

The property is set in grounds of about 5.37 acres including a 300-yard long driveway. The grounds incorporate garden on three sides and two large paddocks along with a double garage, three stores and a stable block with two loose boxes and a tack room.



# DIRECTIONS

Heading south from Exeter on the A38, take the junction signposted Bovey Tracey, Newton Abbot and Moretonhampstead. At the roundabout take the fourth exit onto the A382 and continue on this road for about 3 miles, passing over two roundabouts and then take a right onto Lower Aller Lane. Take the next right and immediate left onto Higher Aller Lane where Aller Farm House will be found at the bottom of this lane on the right-hand side.

**Postcode:** TQ13 9NE

**What3Words:** /// salary.reserving.laminated via moped.barstool.zone

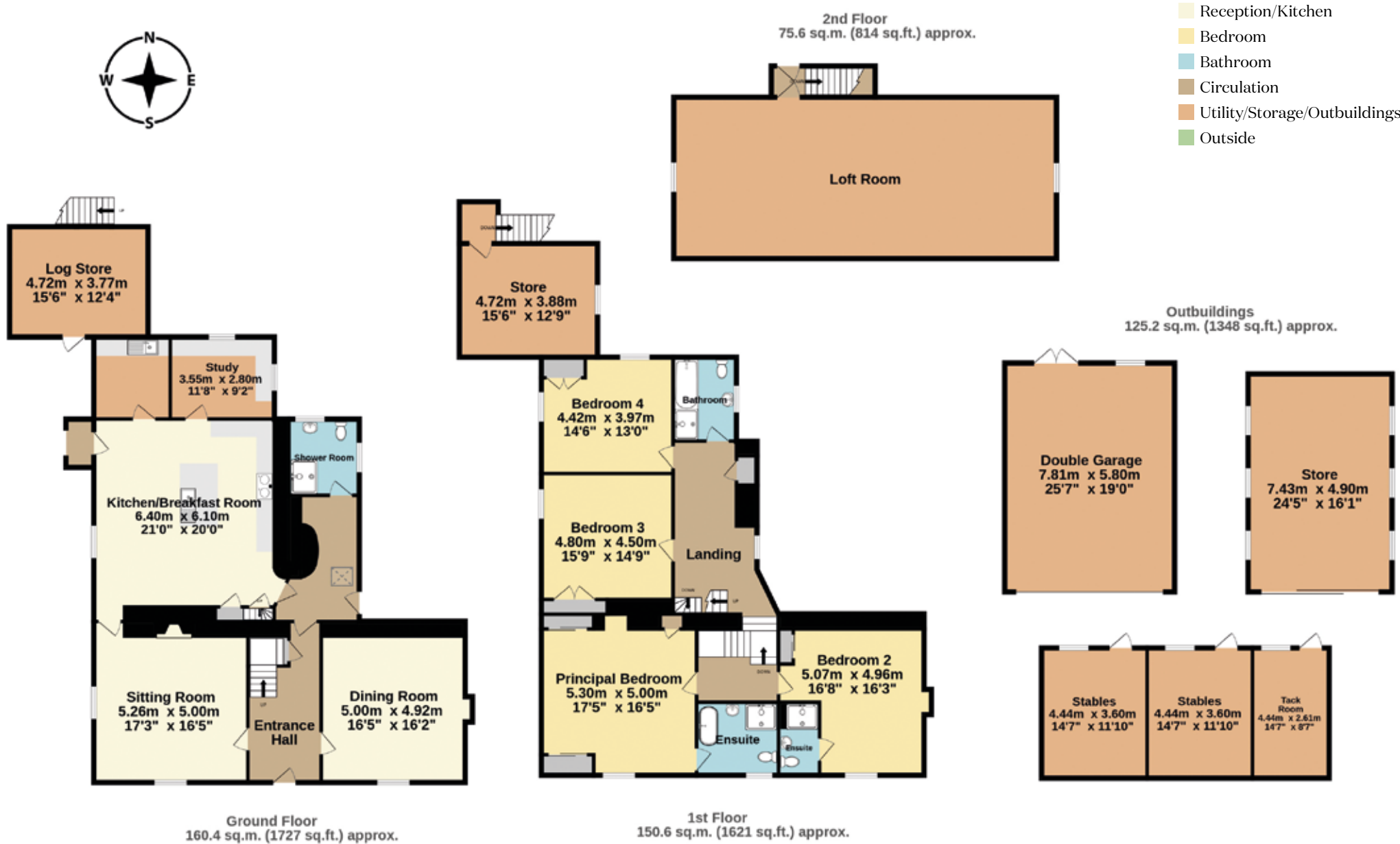
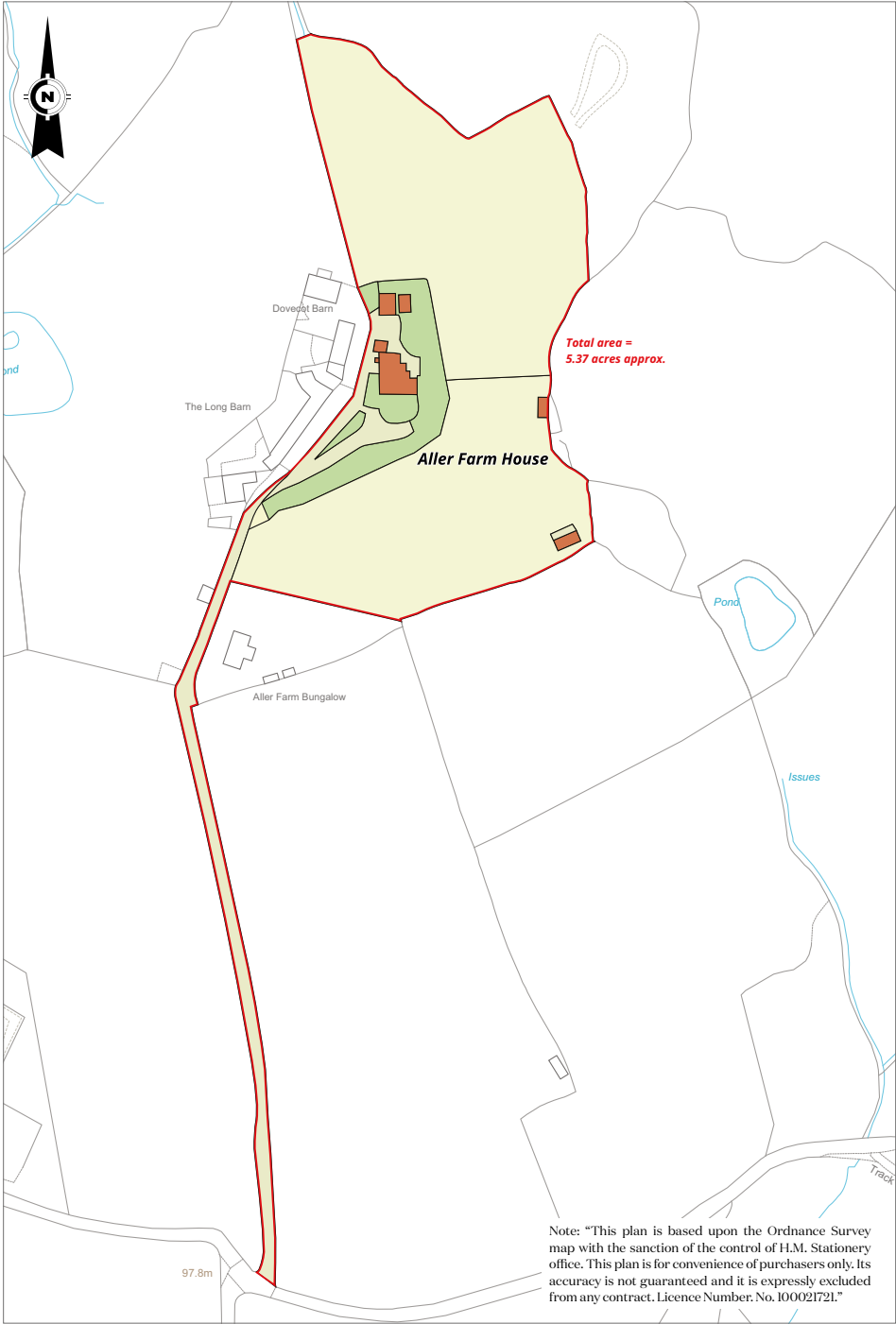




## PROPERTY INFORMATION

**Services:** Mains electricity. Private water & drainage. Oil-fired central heating & AGA. 2 Wood-burning stoves.

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP



Approximate Gross Internal Area =  
511.9 sq.m. (5510 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

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