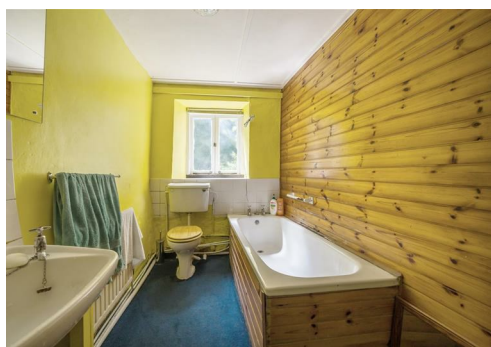




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Brook Cottage





Newton Abbot: 6 miles, Exeter:16.5 miles,  
Plymouth: 32 miles.

A characterful semi-detached cottage set in over 4 acres of grounds.

- Edge of Dartmoor
- Grade II Listed
- Period Features
- 2 Bedrooms
- Stable Block
- 4.3 Acres
- Freehold
- Council Tax Band E

Guide Price £550,000

#### SITUATION

The property is situated within close proximity to the town centre of Bovey Tracey, known as the "Gateway to the Moors". A short distance from the property is access to a wide route of local cycle paths that lead to Lustleigh and Moretonhampstead via the old railway line and routes back to Newton Abbot. Brook Cottage's situated can be best described as rural, yet accessible, sat on the edge of the Dartmoor National Park while remaining a short walk to the town centre.

This bustling town offers a comprehensive range of shops and amenities including a health centre, veterinary clinic, library, primary school, restaurants, cafes, inns and churches. The town also benefits from good sporting facilities, including a swimming pool, sports field, 9-hole golf course, cricket club, bowling green, football pitches and tennis courts.

The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within two miles of the town and there are mainline railway stations to London Paddington at both Newton Abbot and Exeter. Exeter International Airport is within easy travelling distance. First class educational facilities, can be found nearby whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

#### DESCRIPTION

Brook Cottage is a charming 2 bedroom cottage, situated on the fringes of the Dartmoor National Park and the National Trust Parke estate providing easy access to the Moors and just a short distance from Haytor. The semi detached Grade II Listed cottage while functional is in need of refreshment, and offers a wonderful opportunity to acquire cottage on the edge of a popular town with over 4 acres of grounds.

#### ACCOMMODATION

The ground floor features two reception spaces, currently configured to create a dining and a sitting room; the sitting room enjoys a feature inglenook open fireplace, exposed beamwork and a pleasant outlook to the front of the property. The dining room provides access to the rear car port and could offer space as an informal sitting room or a third bedroom. The kitchen/breakfast room is situated to the side of the property and features a range of farmhouse style kitchen units with an inset Belfast sink, wooden worktops and space for appliances. Elsewhere on the ground floor is the family bathroom comprising a separate shower and bath, WC and wash basin.

The first floor features two double bedrooms

accessed via separate staircases while also featuring connecting doors. Both bedrooms enjoy a pleasant outlook across the front of the property across the neighbouring woodland and brook.

#### OUTSIDE

The driveway leads to a gate with access to a hard standing and a 'L shaped' stable block with five boxes, a tack room, plus access to and from the fields via a path to one of the stables.

Beyond the property are three pasture fields suitable for grazing boarded by a mixture of stone walls, hedge rows and some stock proof fencing. Two of the fields have mains water supply, one of those benefiting from an animal water trough. There are a variety of softwood, hardwood and fruit trees across the land and an orchard with heritage fruit trees, each relevant to those with interests of Forest Gardening, Permaculture, Bushcraft, much Wildlife, and (in the future) self-reliance with wood fuel and fruit.

The land benefits from direct access to the lane via two field gates and is bordered by a mix of stone walls, fences and hedgerows. In total the property has 4.3 acres.

#### SERVICES

Mains water and electricity. Shared private drainage.

There is a hot water and central heating system with associated radiators to each room, however the oil fire boiler is not functioning as of August 2023.

#### LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

#### VIEWINGS

Strictly by appointment through Stags on 01803 865454.

#### DIRECTIONS

From the Drumbridges roundabout, proceed on the A382 towards Bovey Tracey for 1.25 miles, continuing straight at the traffic lights and past the fuel station on your right. Upon entering Bovey Tracey, at the roundabout, take the second exit signposted to Moretonhampstead. Continue for ¼ of a mile and at the next roundabout, take the second exit towards Newton Abbot passing the fire station. After another ¼ of a mile turn left onto Southbrook Lane, continue down the lane for 100 yards where the property can be found on the right hand side.

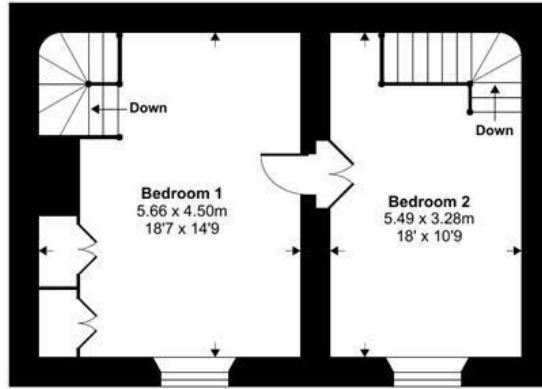
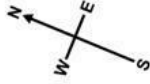
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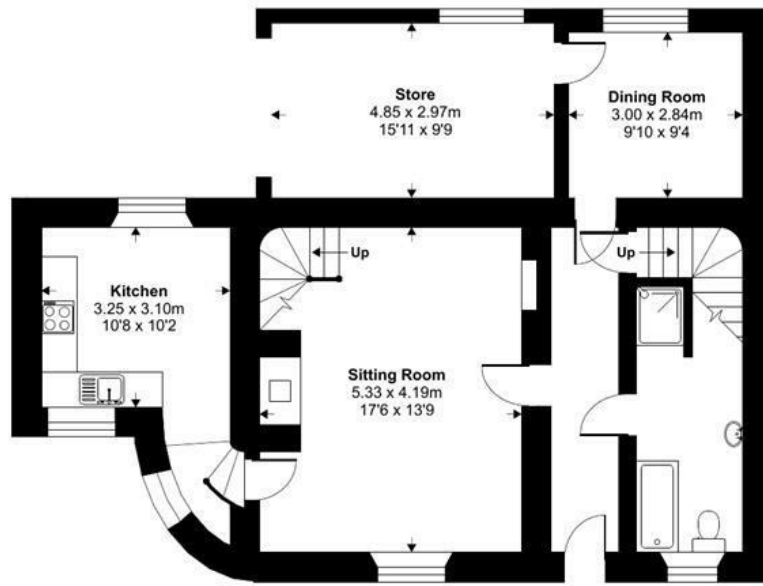




Approximate Area = 1270 sq ft / 118 sq m  
 Store = 157 sq ft / 14.5 sq m  
 Total = 1427 sq ft / 132.5 sq m  
 For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2023. Produced for Stags. REF: 1020440

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

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 totnes@stags.co.uk



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(49-68) E	(35-48) F	(21-34) G	
Net energy efficient - higher savings costs		63	42
England & Wales		EU Directive 2002/91/EC	63

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