



1 Atway Cottage

1 Atway Cottage, Bovey Tracey, Newton Abbot, Devon, TQ13 9LZ



Bovey Tracey (Town Centre): 0.5 miles,
Newton Abbot: 7 miles, Exeter: 17.5 miles

A charming and characterful end of terrace cottage situated within close proximity of the town centre and Dartmoor National Park.

- 16th Century Thatched Cottage
- Accessible to Local Amenities
- Grade II Listed
- Well Presented
- 2 Reception Rooms
- 3 Bedrooms
- Charming Garden
- Garage & Offroad Parking
- Freehold
- Council Tax Band: D

Guide Price £425,000

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. This bustling town offers a comprehensive range of shops and amenities including a health centre, veterinary clinic, library, primary school, 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

1 Atway Cottage is a most charming period property, combining a fine balance of rustic period charm with well presented and welcoming accommodation across two storeys. With over 1,400sqft this ample cottage offers idyllic 'edge of town' living with its easy access to the town centre while enjoying the stunning Dartmoor National Park on its doorstep. Enjoying attractive reception space across the ground floor and three bedrooms on the first floor, this charming home continues outside as well with a pleasant garden enjoying views towards the surrounding countryside while also benefitting from offroad parking and a garage.

ACCOMMODATION

The ground floor offers two versatile reception spaces, most notably its dual aspect sitting room, with a superb range of exposed beams showcased against an attractive inglenook fireplace with granite surrounds and an inset wood burner. The other reception space currently provides an area for a dining room with terracotta tiled flooring and a gas-fired Rayburn, while a window seat provides an outlook across the properties garden. To the rear of the property is the kitchen, a contemporary style with shaker style wall and base units paired with wooden walnut coloured worktops and an integral electric oven and induction hob.

On the first floor are the properties three bedrooms, two of which are double in size. The

master bedroom enjoys a dual aspect with an outlook across the properties garden and towards Dartmoor National Park. The family bathroom comprises a separate shower and roll-top bath as well as a wash basin and WC.

OUTSIDE

From the road is access to driveway parking with tandem parking spaces for multiple cars in front of a single garage.

A pedestrian gate provides access from the road to the courtyard garden providing ample space for outdoor seating or dining while providing access to an outhouse with power and lighting. Steps lead to the lawned garden which stretches to a productive area of garden with vegetable beds and space for chickens. There is a range of well stocked flower beds and fruit trees including apple, pear and quince.

SERVICES

All mains services connected, Heating is provided by a wood burner and gas fired rayburn. Superfast broadband available to the property. Mobile coverage is available via all major providers.

AGENTS NOTE

There is a flying freehold between this property and its next door neighbours, with the ground floor kitchen sitting below the first floor of the neighbours. In addition, the neighbouring property has pedestrian access to their property across the front of 1 Atway Cottages. Please contact the agent for more information.

LOCAL AUTHORITY

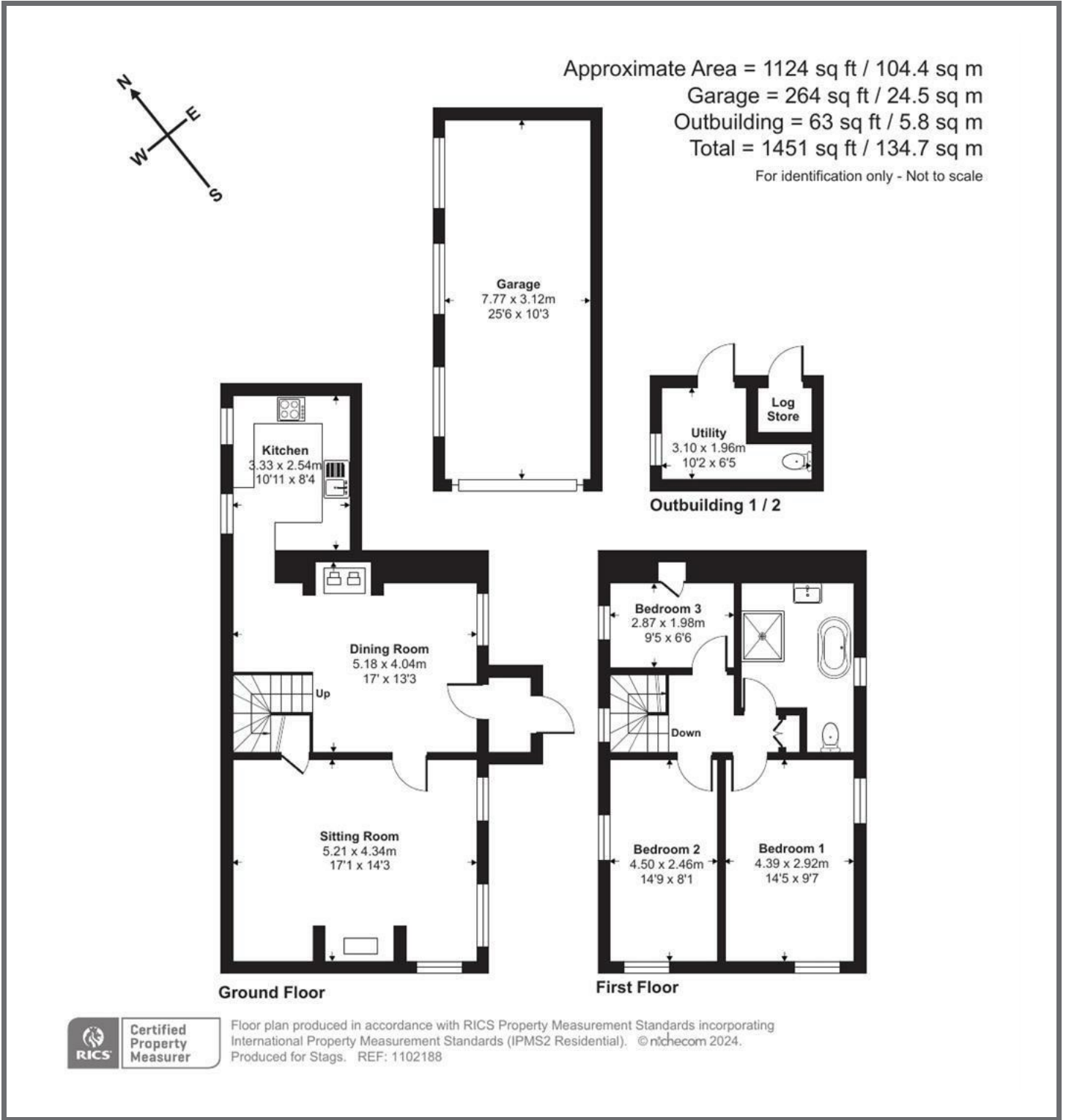
Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

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 ¾ 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.

What3Words: ///invoices.pads.harmless.





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
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F		19	
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	10

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