



Smoothmoor



Bovey Tracey: 7.5 miles,
Moretonhampstead: 10 miles, Exeter: 25
miles.

A unique opportunity to acquire a bungalow ripe for modernisation on the edge of one of Dartmoor's most favoured villages.

- Refurbishment Opportunity
- Superb Moorland Location
- Close to Local Amenities
- Magnificent Views
- 2 Double Bedrooms
- Quarter of an Acre Plot
- Freehold
- Council Tax Band: D

Guide Price £575,000

SITUATION

The property is situated in the picturesque village of Widecombe In-The-Moor; with its distinctive tower reputed to be the tallest of any church in Devon and known as the 'Cathedral of the Moor'. Widecombe has a desirable primary school, Sexton's Cottage Dartmoor Gallery & Gifts, a tennis court, cafes, and two pubs including the award winning Rugglestone Inn.

The beauty and splendour of the moorland around Widecombe-in-the-Moor is well known and this property is well placed to take advantage of the excellent recreational and sporting facilities in the area, including extensive walking, riding, shooting, hunting, golf and water sports. The award-winning Gidleigh Park Hotel is just over eight miles away. Bovey Castle is just six miles away and has a championship golf course and superb spa facilities.

DESCRIPTION

Smoothmoor is a perfect example of a 1970's moorland bungalow, now in need of refurbishment and provides a wonderful opportunity for a purchaser to put their own stamp on. In an enviable edge of village location with the property enjoying superb views across the surrounding moorland while retaining its easy access to local amenities, the property boasts an idyllic balance of a rural lifestyle in the heart of a strong local community. The property is being offered with no onward chain.

ACCOMMODATION

Situated across a single storey the property offers accommodation extending to 910sqft. Currently the property enjoys reception space between kitchen/dining and a separate reception room, with the reception room serving as an ample sitting room with a large window overlooking the surrounding countryside and an ornate fireplace; permission was granted for a conservatory extension to the sitting room to provide additional reception space that was not completed. The kitchen features a range of wall and predominantly base units with space for appliances as well as a dual aspect.

The properties two double bedrooms are situated on the western side of the house with the master bedroom enjoying a southerly aspect overlooking the surrounding moorland, while the guest bedroom, also double in size, has an outlook to the rear of the property. In addition, there is an office which provides space for a third single bedroom should it be required. Servicing the bungalow is a family bathroom comprising a bath, wash basin, WC and airing cupboard, while from the hallway is access into the properties loft.

OUTSIDE

From the road there is a driveway and off-road parking for multiple cars while the path continues to the rear of the property where there is an outbuilding; used in the past as a store and a workshop, it provides a versatile outside space for a variety of uses.

The plot extends to the west, rising up to a lawn area of garden which extends to the end of the plot. This expansive lawn space provides a wonderful opportunity to landscape the garden to a purchasers taste. In total, the plot extends to 0.285 of an acre.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating. Ofcom advises that superfast broadband and limited mobile coverage from the major providers is available at the property.

PLANNING PERMISSION

Planning permission was granted in 2014 for the erection of a conservatory to the front of the dwelling, this was never completed but the area was cleared ready. At this time, no confirmation has been given by the local authority that these works has begun and it should be assumed that this permission has now lapsed. More information can be found via Dartmoor National Parks planning portal by quoting the reference number "0472/14".

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk. Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ Tel: 01626 832093 Email: hq@dartmoor-mpa.gov.uk

DIRECTIONS

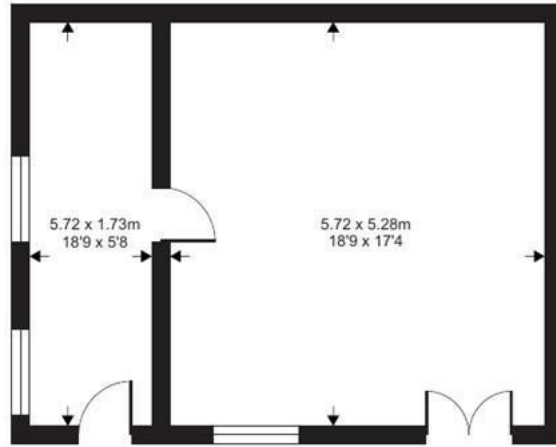
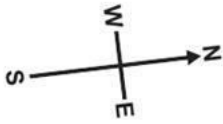
From Bovey Tracey proceed on the B3387 towards Widecombe-In-The-Moor for 6.5 miles, passing Haytor and Rippon Tor rocks and the Moorlands hotel. Drop into the village down Widecombe Hill, once in the village, proceed past the village green and follow the road to the left past The Old Inn. Continue for a quarter of a mile passing the primary school where the property can be found on the right hand side.

What3Words: [///slug.alcove.lemons](https://www.what3words.com/#!/en/slug.alcove.lemons)

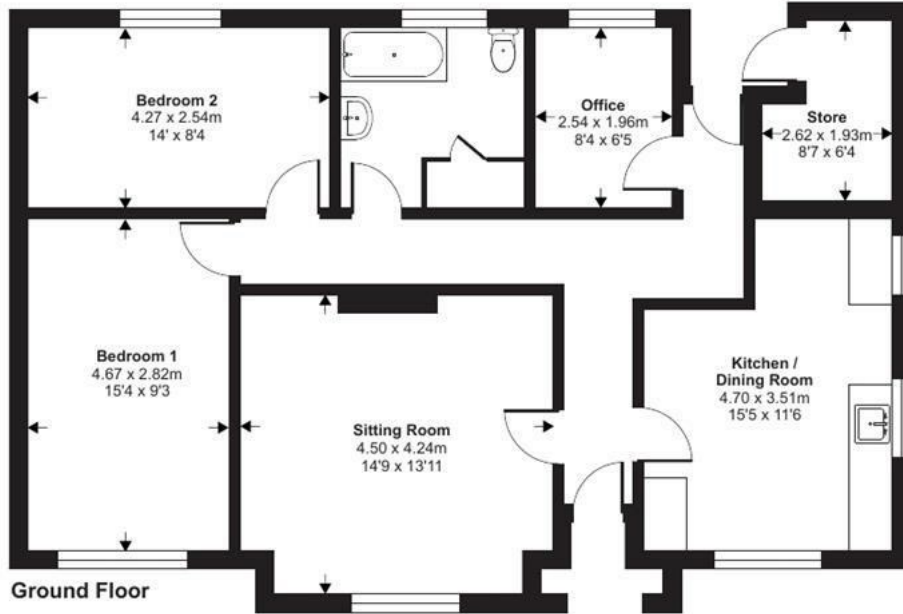


Approximate Area = 910 sq ft / 84.5 sq m
 Outbuilding = 487 sq ft / 45.2 sq m
 Total = 1397 sq ft / 129.7 sq m

For identification only - Not to scale



Outbuilding



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1132143

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	(81-91) B	(69-88) C	(55-77) D
(55-68) E	(49-54) F	(45-48) G	
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	77

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