



1 Haytor Court

1 Haytor Court, Haytor, Newton Abbot, Devon, TQ13 9XS



Widcombe-In-The-Moor: 4 miles, A38 (Drumbridges): 5 miles, Teignmouth (Sea front): 13.5 miles.

A tastefully presented ground floor flat, enjoying superb views to both Haytor and across the surrounding countryside.

- Modernised 3 Bedroom Ground Floor Flat
- Views Across South Devon
- Ideal Investment or Holiday Home
- Open Plan Reception Space
- Private & Communal Garden
- Allocated Parking Space
- Leasehold
- Council Tax Band: C

Guide Price £350,000

SITUATION

The property is located at the foot of Haytor in the Dartmoor National Park with its thousands of beautiful unspoilt moorland acres in which to enjoy a range of outdoor pursuits including riding, cycling, fishing and walking. Within a short walk of the property is access to a highly regarded village public house, The Rock Inn, and the Moorland Hotel, a luxury country hotel that features the Tinpickle and Rhum restaurant. The town of Bovey Tracey (3.5 miles) has a range of day-to-day amenities and facilities including medical, veterinary and dental services, deli's, galleries, banks, bakeries, library, churches, pubs and schooling. There is further excellent schooling at Liverton and Ilington as well as Torquay Boys and Girls Grammar and Stover school.

The property is well located for access to places further afield, including Newton Abbot with a wider range of leisure, recreational and shopping facilities plus a mainline railway station to London Paddington in just over 150 minutes. The City of Exeter, the administrative centre and county capital of Devon, is just 19 miles from the property. With a comprehensive range of facilities, such as an expansive high street and shopping district, a wonderful mix of arts and entertaining, plus sporting teams including Exeter Chiefs rugby club, which competes in the English Rugby Union Premiership division.

DESCRIPTION

1 Haytor Court is a most delightful ground floor apartment, offering modernised accommodation that provides superb access to the open Moorland for seasoned or hobbyist walkers and cyclists. The property provides an exciting opportunity to acquire an idyllic second or holiday home to use as a charming moorland retreat or a step into the moor for use as a permanent residence. Enjoying accommodation that extends to over 800sqft that combines light and spacious rooms with views over the surrounding countryside with a mixture of both a private and communal garden.

ACCOMMODATION

This apartment is situated on the ground floor of the building and is one of six dwellings within Haytor Court. The reception space is open plan, offering an attractive and social space combining ample space for seating and dining including a delightful extension which combines a sun room with skylights and glazing showcasing the rural views. The kitchen is situated to the rear of this space with a delightful view towards Haytor Rock with a range of white wall and base appliances with an integral electric oven and hob with space for a fridge/freezer.

The three bedrooms are to the far end of the property, two of which are double in size with the master bedroom situated on the southern aspect enjoying the views and benefitting from built in storage. Servicing the bedrooms is a family bathroom with a modern design consisting of a shower over bath, wash basin and WC.

OUTSIDE

In the parking area there is one allocated parking space. From the parking area, a path leads to the private front entrance to the apartment.

To the southern side of the dwelling is a private garden that engulfs the apartment. Offering a patio area suitable for outdoor seating or dining that opens onto a lawn garden

bordered by a range of mature shrubs. In addition to this is a summer house suitable as a studio or hobby room and a greenhouse.

SERVICES

Mains water, electricity and drainage. LPG gas central heating. Ofcom advises that superfast broadband is available to the property and there is limited mobile coverage via the major providers.

INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

TENURE

The property is held on a 199 year lease from the 1st January 1993. The freehold of the property is owned by the management company, upon purchase you will buy a share of said management company. The annual management/maintenance budget is mutually agreed and divided equally amongst the six households. As a guide, the last figure was approximately £900 per apartment.

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-npa.gov.uk

DIRECTIONS

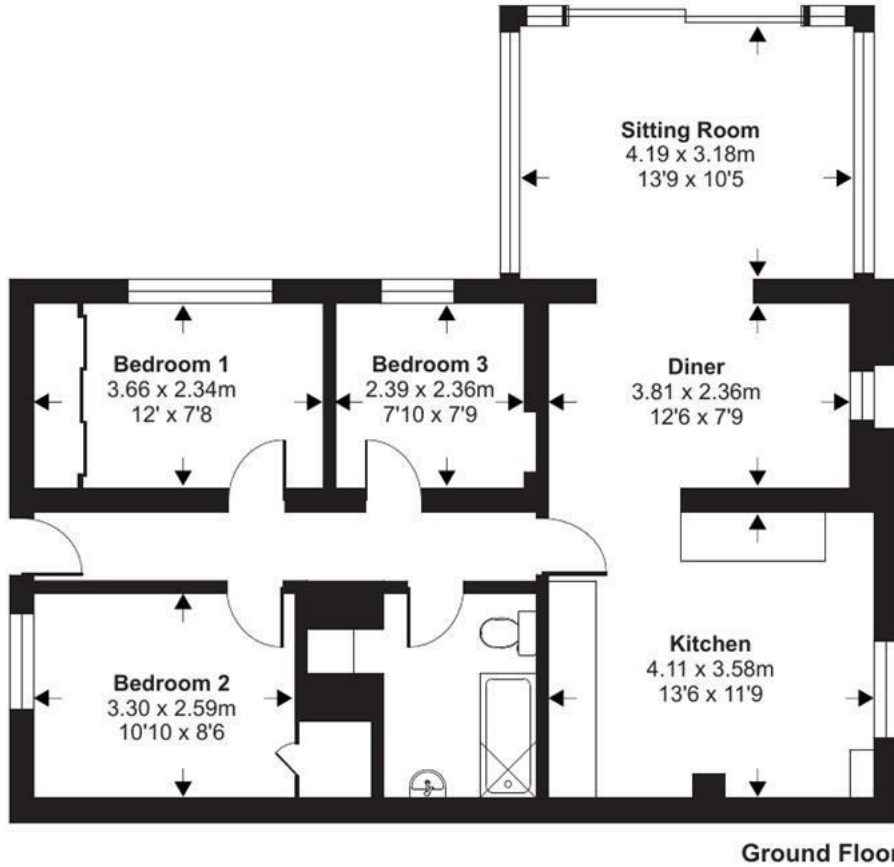
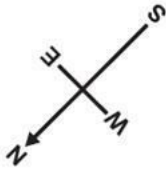
From Bovey Tracey, proceed on the B3387 towards Haytor and Widcombe-In-The-Moor, passing Bovey Tracey fire station and the Parke National Trust estate and take the first, slight, left signposted towards Haytor and Widcombe. Continue up the hill passing the Edgecombe Hotel and Ullacombe Farm Shop and Café proceeding over the cattle grid and follow the road onto the moor. Continue for one mile after the cattle grid where the property can be found on the left hand side signposted with a Stags for sale board.

What3Words: ///candy.dabble.plums.



Approximate Area = 864 sq ft / 80 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1163158

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B		
(69-88) C	(49-68) D		
(51-68) E	(35-48) F		
(1-48) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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