



Tor Cot







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Haytor, Newton Abbot, Devon, TQ13 9XR

Bovey Tracey: 3.5 miles, A38 (Drumbridges Roundabout): 4.5 miles, Newton Abbot: 7.5 miles.

A unique and substantial family home providing versatile multi-generational living in a wonderful location, enjoying superb views over the surrounding South Devonshire countryside.

- Idyllic Dartmoor Location
- Scope for Modernisation
- 4 Bedroom Main Dwelling
- Substantial Garden
- Council Tax Bands: E & C
- Considerable Income Potential
- 4210sqft of Accommodation
- 4 Bedroom Attached Annexe
- Considerable Parking
- Freehold

Guide Price £900,000

Stags Totnes

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SITUATION

The property is located in a beautiful part of the Dartmoor National Park, near to Haytor rock, with its thousands of beautiful unspoilt moorland acres in which to enjoy a range of outdoor pursuits including riding, cycling, fishing and walking. The town of Bovey Tracey (3.5 miles) has a range of day-to-day amenities and facilities including medical, veterinary and dental services, dell's, galleries, banks, bakeries, library, churches, pubs and schooling. There is further excellent schooling at Liverton, Torquay Grammar and Stover.

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

Tor Cott is a most delightful property, set within the charming moorland village of Haytor Vale at the foot of Haytor rock. Enjoying superb views over the surrounding moorland and Devonshire countryside, the home boasts diverse family living set between its substantial main dwelling and annexe. Both the main dwelling and the annexe offer spaces enjoying four well sized bedrooms combined with ample reception rooms. The convenience of the separate residential spaces ensures that optimal multi-generational living can be accommodated while also posing opportunity for income potential, subject to the necessary consents. Servicing the over 4000sqft of accommodation is the properties delightful and substantial formal grounds providing ample space for enhancing the properties vibrant grounds.

MAIN DWELLING

The property is situated over a single storey, with the majority of the reception space situated on the eastern aspect of the property where its views are best realised from the accommodation. Split between a separate sitting and dining the reception space offers suitable social and family orientated spaces; the sitting room offers a delightful dual aspect with a sliding door opening to the terrace creating delightful light accommodation during the summer months which is combined with a wood burner to create a cosy space during the winter months. The dining room offers ample space for a dining table while also benefitting from sliding doors to the terrace.

In the centre of the accommodation is the family kitchen, the social hub of the house. Combining ample work surface and kitchen units with space for a rangemaster cooker, it is accompanied by a solid fuel Stanley stove set in an attractive fireplace with granite stone surrounds and a wooden mantle. There is plenty of space for both a breakfast table and sofa providing ample social space. Leading from the kitchen is access to the properties utility and boot room with an exterior door and separate WC.

The properties four bedrooms are all double in size and accessed via the properties entrance hall. The master bedroom is a comfortable double bedroom which features an en suite shower room comprising a shower, wash basin and WC. The guest bedroom enjoys a dual aspect and is currently used as an informal sitting room and features an ornate fireplace with decorative green tiles. Servicing the properties four bedrooms is a family bathroom/wet room, consisting of a corner bath, shower, wash basin and WC.





ANNEXE

The annexe is attached to the main dwelling but has a private entrance from the parking area. The entrance lobby provides ample space for coats and boots, with a door leading into the properties kitchen/dining room. A range of wooden base units are paired with a Belfast sink and space for a rangemaster cooker; the dining area offers ample space for a dining room table with a solid fuel stove set at the side of the room while sliding doors open to the garden while an archway leads to the sitting room.

Servicing the annexe are four double bedrooms, with the master bedroom situated at the far side of the property, while the two guest bedrooms enjoy a delightful outlook across the parking area towards the surrounding countryside. The bedrooms are serviced by a family bathroom comprising a separate shower and bath, wash basin and WC. Steps lead to a loft room which provides ample space for storage and could be worked upon to create formal accommodation into the annexe, subject to the necessary consents.

GARDENS & GROUNDS

A substantial parking area leads off from the road providing parking for multiple vehicles, while an area of lawn beside the property can be utilised as garden for the annexe.

The formal gardens stretch primarily to the eastern side of the property, formal lawns open up to an array of shrubs dotted around the garden providing a wealth of greenery and colour. While well managed and well kept, the garden provides opportunity for further enhancement from a buyer to create a delightful retreat making the most of the properties superb rural views. A hard standing, where there was once a pond, gives a welcome platform for storage should it be required, in addition to the shed and greenhouse situated on the western side of the garden. The total area of the land is 1.09 acres.

SERVICES

Mains water, electricity. Private drainage servicing both the house and annexe. Solid fuel central heating in both the main dwelling and the annexe. Ofcom advises that superfast broadband is available to the property and there is limited mobile coverage via the major providers.

VIEWINGS

Strictly by appointment through the agents.

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 Widecombe-In-The-Moor, passing Bovey Tracey fire station and the Parke National Trust estate and take the first, slight, left signposted towards Haytor and Widecombe. 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 on this road for a mile and a quarter and turn left at the red telephone box beside The Moorland Hotel signposted to Ilsington. Proceed over the cattle grid and through Haytor Vale for half a mile and turn sharply left, continue for 50 yards where the entrance to the property can be found on the right hand side.

What3Words: [///giraffes.eagle.reserving](https://www.what3words.com////giraffes.eagle.reserving)



First Floor

Denotes restricted head height



Approximate Area = 4210 sq ft / 391.1 sq m (Includes Annexe)
Limited Use Area(s) = 115 sq ft / 10.6 sq m
Total = 4325 sq ft / 401.7 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.
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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
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



