



Cottamoor House



# Cottamoor House

Haytor, Newton Abbot, Devon, TQ13 9XT

Bovey Tracey: 4 miles, A38 (Drumbridges): 4.5 miles, Newton Abbot (Train Station): 8.5 miles.

A charming detached house set within a picturesque Dartmoor village at the foot of Haytor Rock.

- Superb Countryside Views
- Well Presented Family Home
- 1539sqft of Accommodation
- Edge of Village Location
- Light Reception Spaces
- 4 Double Bedrooms
- Off-road Parking
- Attractive Gardens
- Freehold
- Council Tax Band: D

Guide Price £665,000

## 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. Haytor Vale enjoys a range of quality nearby facilities, within the village itself is a highly regarded fine dining pub, The Rock Inn, as well as the Moorland Country Hotel and Ullacombe farm shop and café. Nearby villages of Ilington and Widecombe offer further public houses, community run shops, a spa hotel and good local primary schools.

The town of Bovey Tracey (4 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, 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

Cottamoor House is a delightful mid-20th-century home with generously proportioned rooms offering bright and spacious accommodation. Situated in an elevated position, the property enjoys attractive views of the surrounding countryside, blending rugged moorland and rolling hills.



The accommodation, spread across two storeys, provides versatile living spaces, including the option of a fourth bedroom or additional reception area on the ground floor. Set on a 0.24-acre plot, the garden features well-maintained landscaping and an attractive pond.

**ACCOMMODATION**

The ground floor offers a charming kitchen/dining room with flagstone tiled flooring; there is a range of fitted wooden wall and base units providing ample storage with space for appliances. Separately, the sitting room provides a traditional reception space enjoying a triple aspect with French doors opening to the garden while the rooms features a central fireplace occupied by a wood burner. Additionally there is a fourth double bedroom which can offer space for a further reception room or a home office, that is serviced by a shower room with a shower, wash basin and WC. Furthermore, accessed from the kitchen, is a utility room with ample space for white goods and provides access outside to the parking area.

The first floor features three of the properties double bedrooms, all enjoying a delightful outlook over the surrounding countryside. The master bedroom is a spacious bedroom with a dual aspect and ample space for storage while also providing access to the eaves. Servicing the bedrooms is a bathroom room with a bath, wash basin and WC.

**OUTSIDE**

The property includes off-road parking for 2/3 vehicles plus access to both a garden and log shed.

The front garden is laid to lawn, bordered by mature hedging and a variety of shrubs and bedding plants. A pathway leads to the additional garden area, which includes a sizeable pond with a variety of vegetations and wildlife. At the rear, a summerhouse offers a perfect spot for outdoor seating or dining, making the most of the property's stunning views.

**SERVICES**

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

**LOCAL AUTHORITY**

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto: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](mailto:hq@dartmoor-npa.gov.uk)

**VIEWINGS**

Strictly by appointment through the agents.

**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 where the property can be found on the right hand side opposite a sharp left hand turn.

What3Words: [///cabinets.lamplight.humans](#)



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.

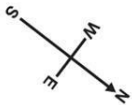


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

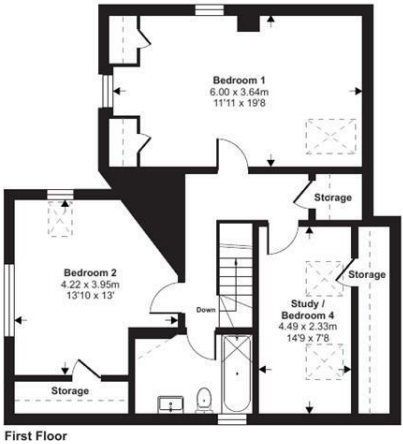
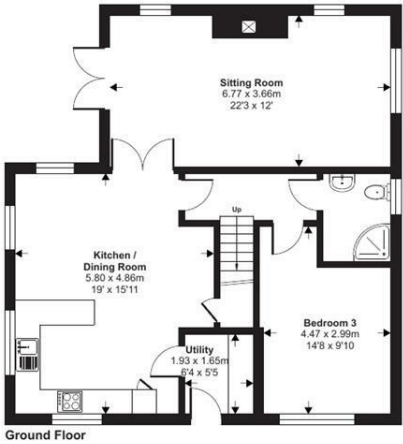
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01803 865454

Approximate Area = 1539 sq ft / 142.9 sq m  
Limited Use Area(s) = 61 sq ft / 5.6 sq m  
Total = 1600 sq ft / 148.5 sq m  
For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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