



Holly Hill







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Haytor, Newton Abbot, Devon, TQ13 9XU

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

A unique property enjoying uninterrupted views across the beautiful rolling hills of South Dartmoor and towards the Devonshire coastline.

- Attractive moorland setting
- 2449sqft of accommodation
- Idyllic potential family home
- Ample offroad parking
- Freehold
- Rural, yet accessible
- Exceptional elevated position
- Extensive level plot
- Double garage with power
- Council tax band: F

Guide Price £650,000

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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. 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 Ilsington and Widecombe offer further public houses, community run shops, a spa hotel and good local primary schools.

The town of Bovey Tracey (4 miles away) offers a range of day-to-day amenities and facilities, including medical, veterinary, and dental services, as well as delis, galleries, banks, bakeries, a library, churches, pubs, and schools. Local supermarkets, including Lidl and Co-op, are within a 5-mile radius. Further excellent schooling is available 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.

DESCRIPTION

Holly Hill offers a wonderful opportunity to acquire an extensive dwelling, in need of refreshment, that enjoys a most spectacular outlook across the surrounding countryside. Commanding a superb elevated position between the villages of Haytor Vale and Ilsington, this unique property benefits from a fine balance between a community lead rural lifestyle, as well as easy access to main roads ensuring commuting to major towns and cities is feasible.

Now coming to market for the first time in over 30 years with the chance for a purchaser to update the property to their own taste. Externally, the spacious plot which extends to 0.436 of an acre combines a delightful formal garden with plentiful off-road parking and a double garage.

ACCOMMODATION

The property is entered through an enclosed entrance conservatory, providing a welcoming and practical space before stepping into the main entrance hallway. The ground floor features a light-filled sitting room with dual aspect windows and garden views, a formal dining room ideal for entertaining, and a spacious family room with access to a disability-accessible wet room and direct access to the garden. The room also lends itself to conversion providing two additional bedrooms.





The kitchen is well-proportioned and fitted with a range of wall and base units, with an adjacent utility room and boiler room offering additional convenience. There is also a useful office, a ground floor WC, and a walk-in store for practical storage.

Upstairs, the first floor is home to two large double bedrooms, both enjoying countryside views. Bedroom 1 sits next to a modern shower room, while Bedroom 2 features easy access to a well-appointed bathroom. The landing and both bedrooms benefit from access to eaves storage.

OUTSIDE

The property is approached via a gated entrance, opening to a sweeping driveway and turning area with ample parking. A detached double garage sits to one side, offering excellent storage or workshop space.

Holly Hill enjoys a particularly attractive and private setting, with beautifully maintained gardens surrounding the property. Lawned areas are interspersed with mature trees, established shrubs, and well-tended borders, creating a tranquil outdoor environment ideal for relaxation or entertaining.

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.

AGENTS NOTE

Originally constructed in the 1930's. the main dwelling is of timber frame construction, with cedar cladding and roof tiles. Prospective purchasers intending to use a mortgage should make enquiries with their lender or broker to confirm the property is suitable for their lending requirements.

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 3/4 of a mile, after passing the garage on your right the property can be found after a short distance on the left hand side.

What3Words: ///firepower.winks.starting



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		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



