



Owls Rattle



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Bickington, Newton Abbot, TQ12 6JS

Newton Abbot: 5 miles, Exeter: 18 miles, Plymouth: 27 miles.

An attractive and charming Grade II listed thatched cottage, set on the edge of a village with easy access to both the A38 and Dartmoor.

- Traditional Devon thatch cottage
- Main dwelling & holiday let
- Impressive kitchen/breakfast room
- Extensive garden plot
- Freehold
- 2569 sqft of accommodation
- Idyllic countryside views
- Option for multi-generational living
- Attractive period features
- Council tax band: E & A

Guide Price £750,000

SITUATION

The property is conveniently located on the edge of Dartmoor, in the village of Bickington, which features an active village hall and church. Within its immediate area the property enjoys picturesque countryside through the rolling hills of the South Devonshire countryside. Within walking distance of the property are two public houses, The Welcome Stranger and Dartmoor Halfway both offer ideal social and dining opportunities. Just 3 miles from the former stannary town of Ashburton which has a lively range of shopping facilities, with a range of independent shops offering vintage goods, antiques, a family-run ironmonger's, delicatessen, an artisan bakery, a fish deli and the renowned Ashburton Cookery School.

DESCRIPTION

Enjoying a peaceful yet accessible setting on the edge of Dartmoor National Park, Owls Rattle is a charming Grade II listed cottage. Thought to date from the seventeenth century, the main house is full of character and offers three bedroom accommodation along with a stylish kitchen/breakfast room, generous utility space and two bathrooms. A self-contained one bedroom annexe provides ideal space for multi-generational living or holiday letting, and the grounds, extending to just over half an acre, include a modern static lodge, summerhouse and various seating areas with far-reaching views over the surrounding countryside.

MAIN DWELLING & ANNEXE

Full of period character, the main house is beautifully presented and laid out over several levels. The entrance porch leads into a slate-floored hallway with storage and access to both the sitting room and the utility boot room. The sitting room is a charming space with three windows looking over the gardens, a wood-burning stove and further original features including a former fireplace with wood lintol and cupboard.

The kitchen dining room is fitted with dark green units, white Silestone worktops and an inset sink, with a Rangemaster cooker and American-style fridge freezer. There is a corner wood-burner and French doors opening to a sit-out balcony with wonderful views.



Three bedrooms are arranged over the lower and upper floors. Bedroom one is a particularly spacious double with three windows, oak flooring and lovely views, originally configured as two rooms. Bedrooms two and three are on the lower ground floor, both with access to or outlooks over the garden.

The house has a large utility boot room with butler's sink, slate flooring and boiler cupboard, a modern shower room with walk-in shower, and a separate bathroom with white suite.

The annexe adjoins the main house and is accessed both internally and via French doors from the garden. It offers a vaulted living kitchen space, mezzanine feature, double bedroom and its own bathroom — ideal for a dependent relative or to provide income from letting.

HOLIDAY LET

Discreetly positioned within the gardens and replacing an older unit in 2019, the modern lodge-style static caravan provides comfortable additional accommodation, perfect for holiday letting or guest use. The layout includes a bright and open living space with doors to a sundeck and far-reaching views, a well-fitted kitchen with LPG cooker and fridge freezer, two bedrooms (one double, one single) and a modern shower room. LPG central heating and double glazing are installed throughout.

OUTSIDE

The gardens are a particular feature, lying principally to the front and side of the property. A pathway leads to the front door, bordered by sloping lawns with shrub beds, mature trees and attractive stone walling. Two further lawns, arranged over different levels, offer space to relax or entertain, with one giving access to a raised summerhouse with power and lighting.

A more level section of garden beyond includes a large shed, greenhouse, hen house and the static caravan lodge. The gardens enjoy superb views across fields and wooded hillsides and provide ample room for vegetable growing and keeping chickens. In total, the plot amounts to 0.62 acres.

Parking is available along the lane outside the property, and there is a small area on the opposite side of the lane which belongs to the property, housing an open-fronted store.

SERVICES

Mains electricity and water. Private drainage. Oil-fired central heating to the main house. LPG heating to the static caravan lodge. Ofcom advises that mobile coverage is likely via the major providers and standard broadband is available to the area.

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 Ashburton, join the A38 eastbound towards Exeter. Take the exit at Goodstone for Newton Abbot and Bickington. Cross over the A38 and take the first left signposted Exeter and Bickington. Follow the road downhill and turn left under the A38. As soon as you exit the underpass, bear immediately left. Owls Rattle will be found a short distance along this lane on the right.

What3Words: [///bravery.excusing.tracks](#)

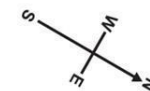


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Approximate Area = 2569 sq ft / 238.7 sq m
Outbuilding = 123 sq ft / 11.4 sq m
Total = 2692 sq ft / 250.1 sq m
For identification only - Not to scale

Annexe



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1331396



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