



Sungleam







Sungbeam

Haytor, Newton Abbot, Devon, TQ13 9XX

Bovey Tracey: 3 miles, Newton Abbot: 8.5 miles, Exeter: 19 miles.

A beautiful detached family home in a simply stunning location with an almost uninterrupted views across the surrounding countryside and towards South Devon.

- 1930's Arts & Crafts Home
- Picturesque Views
- Easy Access to Dartmoor
- Detached Holiday Let
- Freehold
- 3138sqft of Accommodation
- Accessible Location
- 5 Double Bedrooms
- Grounds Totalling 6.2 Acres
- Council Tax Band F

Guide Price £1,100,000

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SITUATION

Sungbeam 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. The town of Bovey Tracey (3 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

The property dates back to the 1930's, designed with a nod to the popular arts and crafts design movement popular during this timeframe. Enjoying a most extraordinary location with views over the moors and towards South Devon it offers a most enviable setting, set on a quiet lane while retaining strong accessibility further afield. The property was updated and remodelled by the current owners and offers an opportunity to move into this tasteful home with further opportunity for personalisation and further improvement. As well as the attractive house, the property sits in exceptional grounds with formal garden and a substantial paddock with separate access, providing direct access onto the moors.

MAIN DWELLING

The ground floor offers comprehensive reception space, most notably is the substantial sitting room with a triple aspect plus an impressive modern inglenook fireplace providing a centre point for the room, while French doors provide access to the courtyard garden. The hub of the house is the large family kitchen, with a spacious sitting or dining area set in front of a bay window showcasing the wonderful view plus a wood burner. The attractive farmhouse style kitchen is fitted with a large Belfast sink and a wide array of storage plus fitted appliances including an electric oven and dishwasher. From the hallways, there is a utility and laundry room as well as a separate boot room beside the front door. To the rear of the property beside the back door is access to a shower room, comprising a shower, wash basin and WC.

The first floor features three double bedrooms including the master suite; enjoying a triple aspect with potential for 'Juliette Balconies' to the front and rear, the room makes the most of its wonderful position. The master suite also has access to a dressing room plus an en suite bathroom consisting of a shower, wash basin and WC. The two guest bedrooms are both comfortable doubles with a south facing aspect and are serviced via a family bathroom comprising a roll top bath, wash basin and WC. The second floor provides two further double bedrooms accessed via a central hallway. From the hallways is access to a bathroom consisting of a bath, wash basin and WC.





HOLIDAY COTTAGE

Detached from the main dwelling with its own private access from the lane is a delightful holiday cottage. With a traditional exterior and interior style comprising of exposed beams and woodwork, the cottage offers an existing means of generating a considerable annual income. Created as a studio style property there is an open plan sitting, dining and bedroom area with a wood burner set atop a stone hearth creating a cosy and homely environment. Set to the rear of the unit is a kitchen with fitted cream units with an electric oven and hob, as well as a separate shower room with a shower, wash basin and WC.

GARDENS & GROUNDS

From the lane there is access to parking for multiple vehicles plus a car port for two cars with an adjoining store.

The formal garden for the property sits primarily to the rear of the house. There is a pleasant and enclosed paved courtyard garden to the rear with access to the back of the house which wraps around to the Eastern side. Steps lead to a level lawn garden with a pretty exposed stone wall plus a range of raised beds suitable for a vegetable garden. A bank continues behind the stone wall to further planters to add more colour to the grounds.

Beyond the garden is access to the pasture paddock, amassing over 5 acres of grazing gently sloping up to the main road and bordered by a mixture of stock proof fencing and traditional Devon banking. There is a hard standing towards the bottom of the paddock with space for a field shelter. In total the property sits in 6.2 acres.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

VIEWINGS

Strictly by appointment through the agents please on 01803 865454.

LOCAL AUTHORITY

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ Tel: 01626 832093 Email:hq@dartmoor-npa.gov.uk

DIRECTIONS

From Exeter proceed south on the A38, exiting at the Drumbridges roundabout and follow the signs for Bovey Tracey. Pass through one set of traffic lights, straight over the following roundabout signposted Bovey Tracey and at the second roundabout take the first exit signposted Manaton. Follow this road for about half a mile and take the first left at the fork in the road. Drive up the hill, over the cattle grid and follow for a further quarter of a mile where you will see a left turn followed by a layby. At the end of the layby is access to a lane, proceed over the cattle grid, follow this for about 500 yards and Sungleam can be found on the right.

what3words: full.producing.envy

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Approximate Gross Internal Floor Area = 291.5 sq m / 3138 sq ft
 Outbuilding Area = 64.4 sq m / 694 sq ft
 Total Area = 356.0 sq m / 3832 sq ft

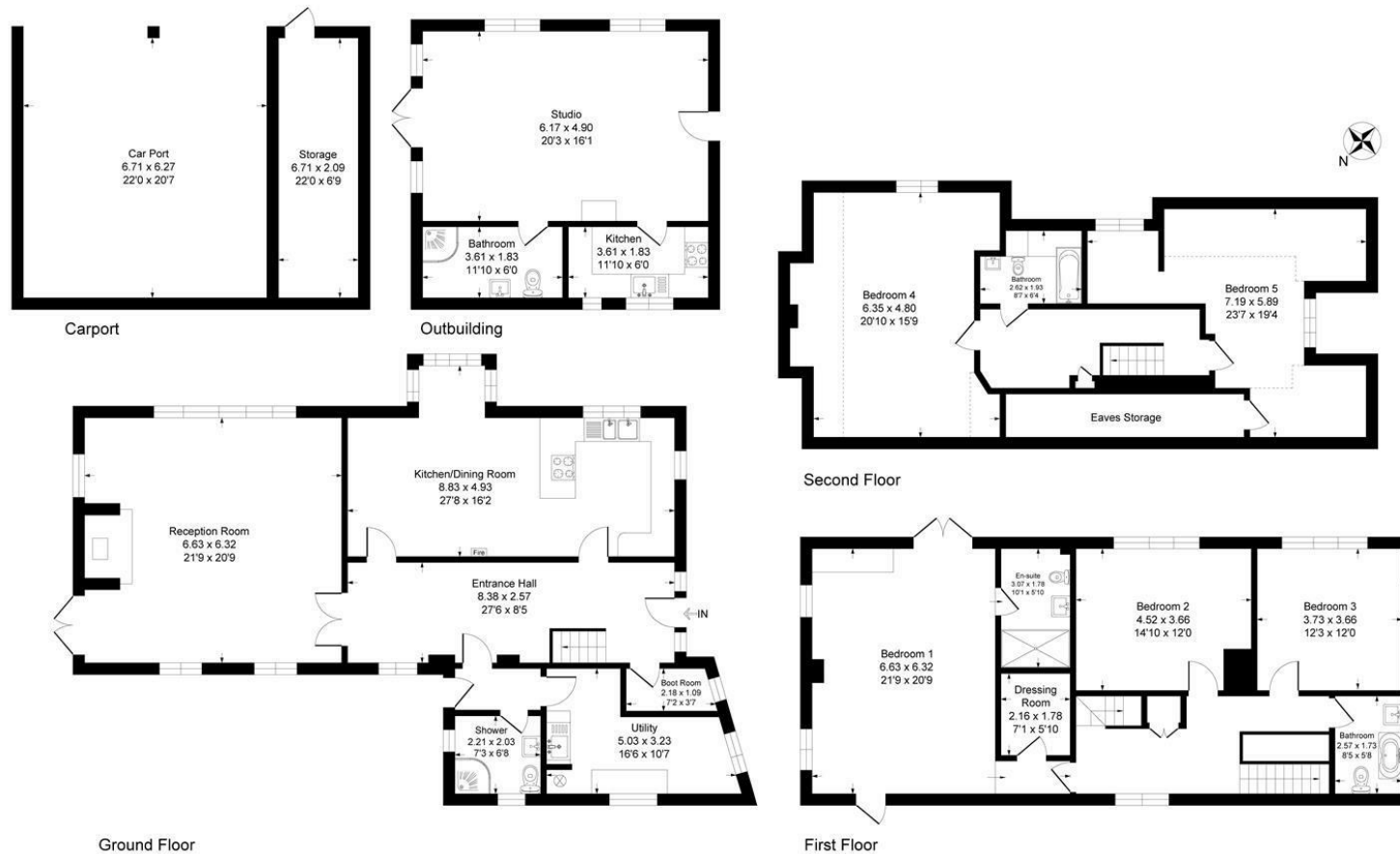


Illustration for identification purposes only, measurements are approximate, not to scale.



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	74
	EU Directive 2002/91/EC	



