



East Lodge











# East Lodge Hedge Barton

Widecombe-In-The-Moor, Newton Abbot, Devon, TQ13 7TS

Moretonhampstead: 6 miles, Bovey Tracey: 7.5 miles, Exeter: 25 miles.

An impressive property set within superb grounds of over three acres, nestled in the heart of the Dartmoor National Park at the foot of Hound Tor.

- Secluded Moorland Setting
- Former Lodge House
- Open Plan Reception Space
- Paddock/Pond/Stream
- Freehold
- Tastefully Modernised and Extended
- Superb Formal Grounds
- 4 Double Bedrooms
- 3.11 acres
- Council Tax Band: F

Guide Price £1,100,000

## Stags Totnes

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454 | [totnes@stags.co.uk](mailto:totnes@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty



## SITUATION

East Lodge is situated at the foot of Hound Tor, a stunning example of one of Dartmoor's famous granite tors and is situated just two and a half miles from the picturesque village of Widecombe In-The-Moor; with its distinctive tower reputed to be the tallest of any church in Devon and known as the 'Cathedral in the Moor'. Widecombe has a desirable primary school, post office, a National Trust gift shop, a tennis court, cafes, village shop and two pubs including the award winning Rugglestone Inn.

The beauty and splendour of the moorland around Widecombe-in-the-Moor is well known and this property is well placed to take advantage of the excellent recreational and sporting facilities in the area, including extensive walking, riding, shooting, hunting, golf and water sports. The award-winning Gidleigh Park Hotel is just over eight miles away. Bovey Castle is just six miles away and has a championship golf course and superb spa facilities.

## DESCRIPTION

Having undergone extensive renovations and alteration, East Lodge now sits as a tasteful and sympathetically modernised property in the heart of the Dartmoor National Park. Combining modern family living with the property's open plan kitchen/dining room enjoying a stunning outlook across the property's 3 acres of ground accompanied by four double bedrooms all with en suites. This exemplary combination of rugged moorland surroundings mixed with colourful formal gardens and modern accommodation has been perfectly balanced by the current vendors.

## ACCOMMODATION

The property is situated across a single storey of accommodation, with the former lodge house enjoying accommodation that extends to 1993sqft. The hub of the house is the property's extensive family kitchen. It combines a solid oak wood veneer floor with a well appointed kitchen with modern white units accompanied by dark grey quartz worktops with fitted appliances that include four ovens, ranging from a steam oven, conventional oven and two microwave ovens, a dishwasher and space for an American style fridge/freezer. This impressive room opens up to provide ample space for both a dining table and sitting area to overlook the property's impressive grounds. From the kitchen is access to a separate sitting room, with doors opening to the patio area.

The four double bedrooms all benefit from recently appointed en suite shower or bathrooms. The master bedroom is a magnificent space, offering ample space for a king size bed with doors opening to the patio garden; in addition the bedroom is serviced by a dressing room with lighting as well as an en suite bathroom, with a separate shower and bath, his and hers sinks and a WC. From the central hallway is access to the property's utility room with space for white goods and access to the property's loft.







## GARDENS & GROUNDS

The property is entered via the private drive to Hedge Barton and sweeps into the driveway for East Lodge where there is ample parking for the property and access to its carport. There is a separate access from the lane to the property's grounds, beside it sits a two storey stone barn currently used for storage that could provide an opportunity for either additional accommodation or income potential subject to the necessary planning consents. In addition, there are temporary buildings providing further storage.

Wrapping around the property is a patio seating area, with attractive light stone tiles meandering around the house creating suitable outdoor seating and dining areas. The formal gardens lie to the South and West of East Lodge; a superb mixture of herbaceous and bedding plants combine to create a wealth of colour across the garden and surrounding the formal lawn. Beside the lawn is the property's pond which features a bog garden that includes a range of mature plants. A welcome addition to the delightful garden is an array of mature trees providing a woodland type area beyond the pond.

Beyond the formal gardens is the property's paddock of 1.6 acres in size and offers suitable space for grazing, the ground is gently undulating and contains a stream which splits the paddock. In total the property sits in 3.11 acres of ground.

## SERVICES

Mains electricity. Spring water. Oil fired Central heating including underfloor heating in the reception rooms and master bedroom. Private reed-bed drainage system. Ofcom advises that ultrafast broadband is available to the property. Limited mobile coverage via the major networks.

## 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](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)

## DIRECTIONS

On reaching Bovey Tracey from the A38, take the 2nd exit at the first roundabout. At the next roundabout, take the first exit signposted Haytor and Widecome (B3387). Continue for approx. 500 yds and bear left, still following signs for Haytor and Widecombe. After 5 miles turn right signposted to Hound Tor and Manaton, continue for 1.5 miles where the property can be found on the left hand side marked with a Stags for sale board.

what3words: ///refills.goat.youthful.



For identification only - 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.







