



Luscombe Maye

Since 1873

Higher Cross, Manaton,
TQ13 9UJ

Guide Price £775,000



4



2



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Detached four-bedroom bungalow

Large plot of 0.63 acres

Direct access on to Dartmoor
National Park

Large driveway and garage

Stunning views across Dartmoor



Full Description

MANATON

Manaton is a picturesque village in south-eastern Dartmoor, with a strong community and beautiful views across the Dartmoor countryside. Manaton is a scattered village; the upper village developed around the village green, hall, and 15th-century church, while the lower village is centred on a modern, well-regarded pub serving the former hamlets of Freelands and Water.

Above the village rises the peculiar rock formation known as Bowerman's Nose. Less than 2 miles away is Hound Tor, one of the most accessible of Dartmoor's peaks and the famous Becky Falls is close by. Widecombe-in-the-moor lies less than 3 miles distant and the town of Bovey Tracey just 4 miles south, both of which have a wider range of shops, services and amenities.

DESCRIPTION

Luscombe Maye are delighted to bring to market Higher Cross, a beautiful four-bedroom detached bungalow situated in the sought after village of Manaton. With spectacular views across Dartmoor National Park towards Haytor and benefiting from a plot of 0.63 acres, this property offers an idyllic countryside residence.

On entering the property, you are greeted with a spacious entrance hall with gorgeous wooden painted floorboards which run throughout the home. From the entrance hall, you step into the large sitting room, and are immediately taken aback by the breath-taking views. French doors open out to a raised deck showcasing the views across Dartmoor and the room offers ample space for seating as well as enjoying a large wood burner.

There is a generous kitchen dining space, which benefits from a range of matching floor and wall units, Neff induction hob, built-in oven with extractor fan, and a butlers sink that sits underneath the window. There is ample space for a dining table set, making it the most perfect home to entertain friends, family,

and guests alike. There is also a utility room with space for a fridge freezer, washing machine and tumble dryer and a door leading out to the garden.

A hallway from the sitting room, provides access to two of the four spacious double bedrooms. The main bedroom, once again, with dual aspect windows, enjoys those views right across to Haytor. The other bedroom benefits from ample built in storage. What the current owner uses as a guest bedroom, is accessed from the kitchen and benefits from an en-suite bathroom which has a whirlpool bath with shower over, WC and wash hand basin in white. Back at the entrance hall, there is access to the family shower room with WC and wash hand basin and to the left is the fourth double bedroom with dual aspect windows.

Below the house is a useful home office/garden room with electricity and heating and French doors leading out onto the garden.

OUTSIDE:

A large driveway offers plenty of parking, and a spacious garage is situated to the front of the property. There are two further outbuildings, one a useful log store and the other a potting shed.

The top section of the garden is on the level and the vendor has established a great fruit and vegetable patch. The perimeter of the property has all been fenced to create a secure plot for livestock, pets and children and a picket fence splits the garden and lower grounds of the property. Not only does Higher Cross enjoy incredible views of the moors, but you also have direct access via a gate at the bottom of the grounds to a bridleway leading onto East Dartmoor.

SERVICES

Mains electricity and water supply, private septic tank drainage and oil-fired central heating.

AGENTS NOTES

Conditional planning permission was granted in Dec 2018 for a rear extension and balcony. Further details can be found on Dartmoor National Park Planning Portal by using reference 0601/18.

LOCAL AUTHORITY & COUNCIL TAX

Teignbridge District Council. The property is in Band E.

LETTINGS

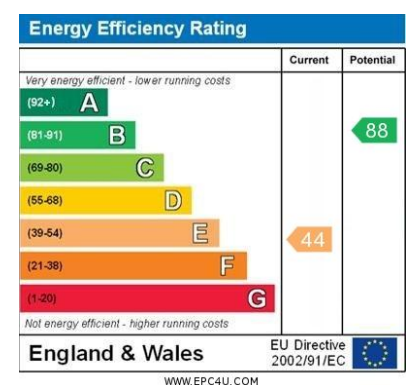
Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please inform us and we can put you in contact with Andrew and Ross who would be delighted to discuss our range of bespoke services with you.

VIEWINGS

Strictly by appointment with Luscombe Maye, South Brent.

DIRECTIONS

what3words location
foam.unhelpful.towel



Higher Cross, Manaton, TQ13 9UJ

Approximate Gross Internal Floor Area = 171.8 sq m / 1849 sq ft

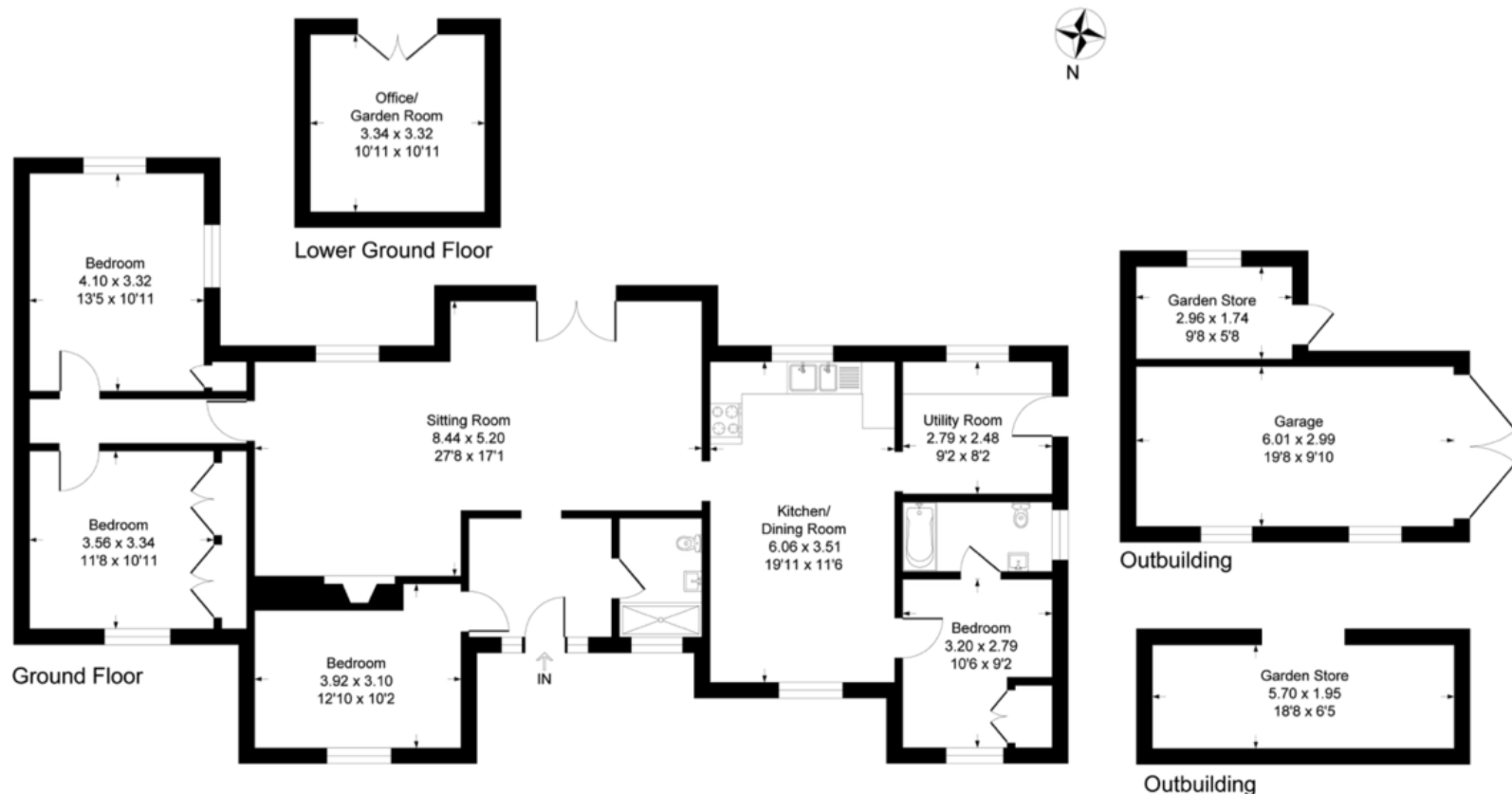


Illustration for identification purposes only, measurements are approximate, not to scale.

All measurements are approximate and are for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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