



WAYSIDE
NORTH BOVEY

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THE VILLAGE
NORTH BOVEY
DEVON
TQ13 8RA

A detached modern property, originally built as a bungalow but now having been extended offers enlarged accommodation to the ground and first floors.

Lounge | Kitchen/Dining Room | Conservatory

Four Bedrooms | Family Bathroom

Away Parking and Garage | Gardens | Stone Sheds



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A pathway leads from the front to the ENTRANCE PORCH with original curved door leading in to the INNER HALLWAY. From here the LOUNGE leads off to one side with a double glazed square bay window affording some wonderful views across to the Church and Dartmoor beyond.





The LOUNGE is a good sized, light room with picture rail and cornicing as well as a Dean Forge wood burning stove set on a slate hearth. Open to one side the space leads to the CONSERVATORY which runs the whole length of the far side of the property, linking back to the kitchen.





The KITCHEN/BREAKFAST ROOM has two butlers sink and plenty of storage space and is fitted with a range of contemporary style cupboards and drawers, panelled splashback and a fabulous four oven AGA with hotplate. There are high level ceilings with exposed timber beams and recessed spotlights and the space opens to the DINING AREA and CONSERVATORY.



Leading off is a REAR PORCH – ideal for dirty dogs and muddy boots. A CLOAKROOM sits off. Leading off the INNER HALLWAY is a good sized UTILITY/LARDER with space for a washing machine and dishwasher, sink and wall mounted cupboards and open display shelving.



There are THREE DOUBLE BEDROOMS to the ground floor, one to the rear with a dual aspect, one with window to the side garden and the third offering a dual aspect with windows to the front and side and with built-in storage.



The property has a lovely feel to it, private yet not isolated and all set in a good sized plot in a sought after Dartmoor village. All the bedrooms a double rooms and there is plenty of space for that growing family. The FAMILY BATHROOM comprises a four piece suite with large double ended bath with central mixer taps, close coupled WC, pedestal wash hand basin and walk-in shower cubicle with electric shower. High level Velux roof lights allow the light to flood in.





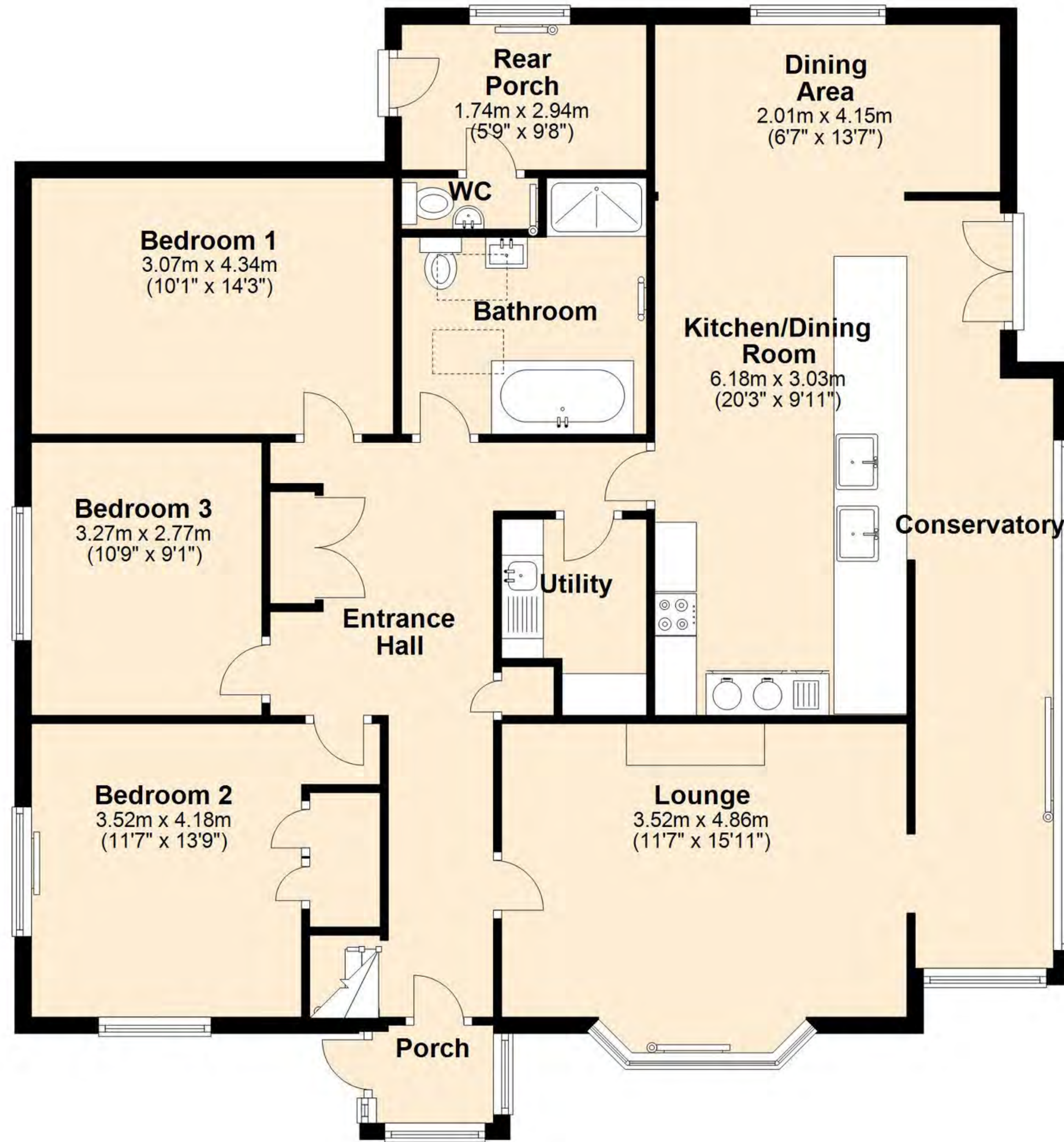
To one side is level garden with a stone edged border and planted with fruit trees and raised beds. A granite built PIGGERY offers excellent garden storage. A pathway leads right around the property and opens to the far side offering a private, well fenced garden planted with lawn, borders and gravelled seating areas designed to take full advantage of sun. There is also a greenhouse and granite shed.



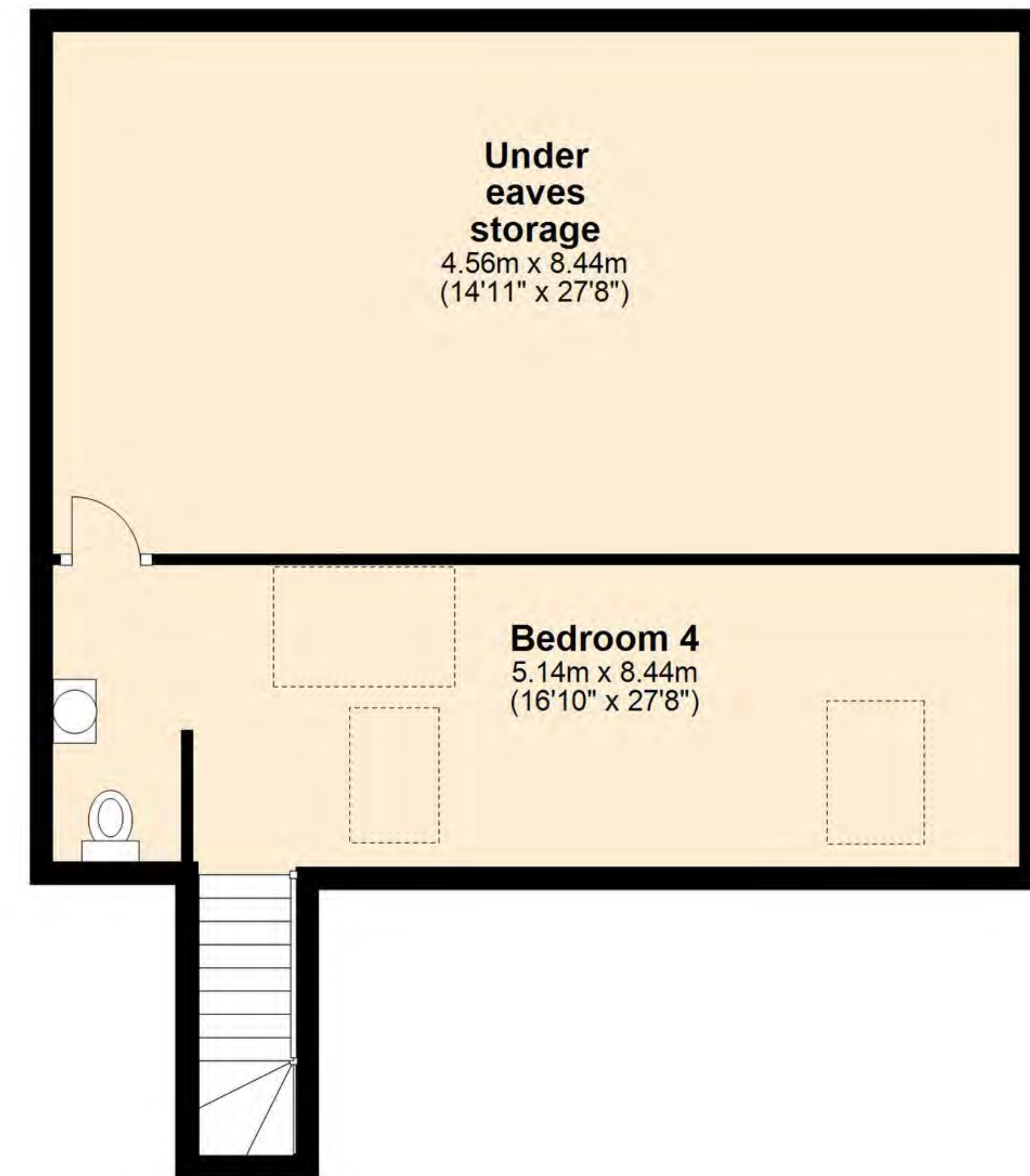
Wilson Centre
Phampstead Postbridge

Floorplans

Ground Floor
Approx. 136.3 sq. metres (1467.3 sq. feet)



First Floor
Approx. 63.6 sq. metres (684.8 sq. feet)



Total area: approx. 199.9 sq. metres (2152.1 sq. feet)

S E R V I C E S

M a i n s w a t e r , e l e c t r i c a n d d r a i n a g e . O i l f i r e d c e n t r a l h e a t i n g .

T E N U R E

F r e e h o l d

C O U N C I L T A X B A N D

B a n d - E .

E P C E .

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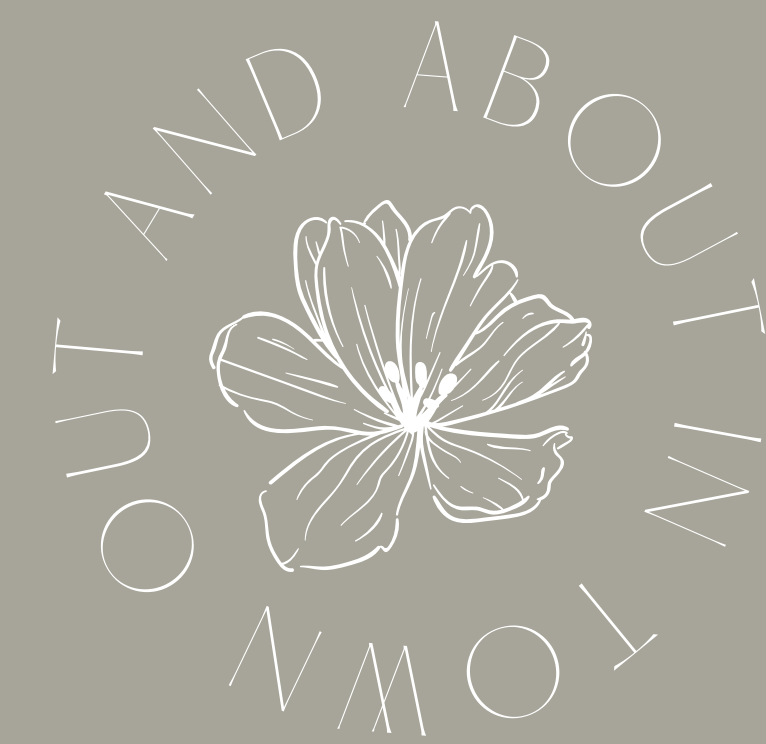


NORTH BOVEY

North Bovey is one of the most sought after villages on the eastern side of Dartmoor, as it combines unspoiled charm and community with accessibility to the open spaces of Dartmoor, whilst remaining close to Moretonhampstead and Chagford and commutable to Exeter. Much of the village is designated a conservation area of vernacular granite and thatched houses and cottages arranged around the village green, the Ring of Bells pub, and the 13th and 15th century St John's parish church. The luxury hotel Bovey Castle is on the outskirts of the village

The two nearby moorland towns of Chagford and Moretonhampstead offer most everyday amenities including specialty shops, health centre, clubs and societies

There is access into Exeter and the M5 motorway via the picturesque and uncongested B3212. In Exeter there are railway stations with mainline connections to London (Paddington and Waterloo), access onto the M5 motorway and an international airport.



PLEASE NOTE:

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

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You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

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CELEBRATING 175 YEARS



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