

1 HEMBURY PARK  
BUCKFAST



# KEY FEATURES

🌳 Sought after and peaceful edge-of-village location with a great countryside feel

🛏 Three bedrooms and ample living space

🪵 Newly fitted kitchen and modern conservatory with a practical, level layout

🌿 Private garden ideal for outdoor living

🚗 Garage and driveway parking

📍 Easy access to Dartmoor, Totnes, and the A38

🛍 Local amenities within walking distance





# Welcome



A well-presented three-bedroom bungalow nestled in the peaceful and desirable hamlet of Buckfast, on the edge of Dartmoor National Park. This attractive home offers light-filled, spacious living, a private and manageable garden and off-road parking behind a pillared entrance.

Perfectly positioned to enjoy a rural lifestyle with excellent access to local amenities, Totnes and the A38 — it's an ideal choice for those seeking countryside charm without isolation. Freehold. EPC C.

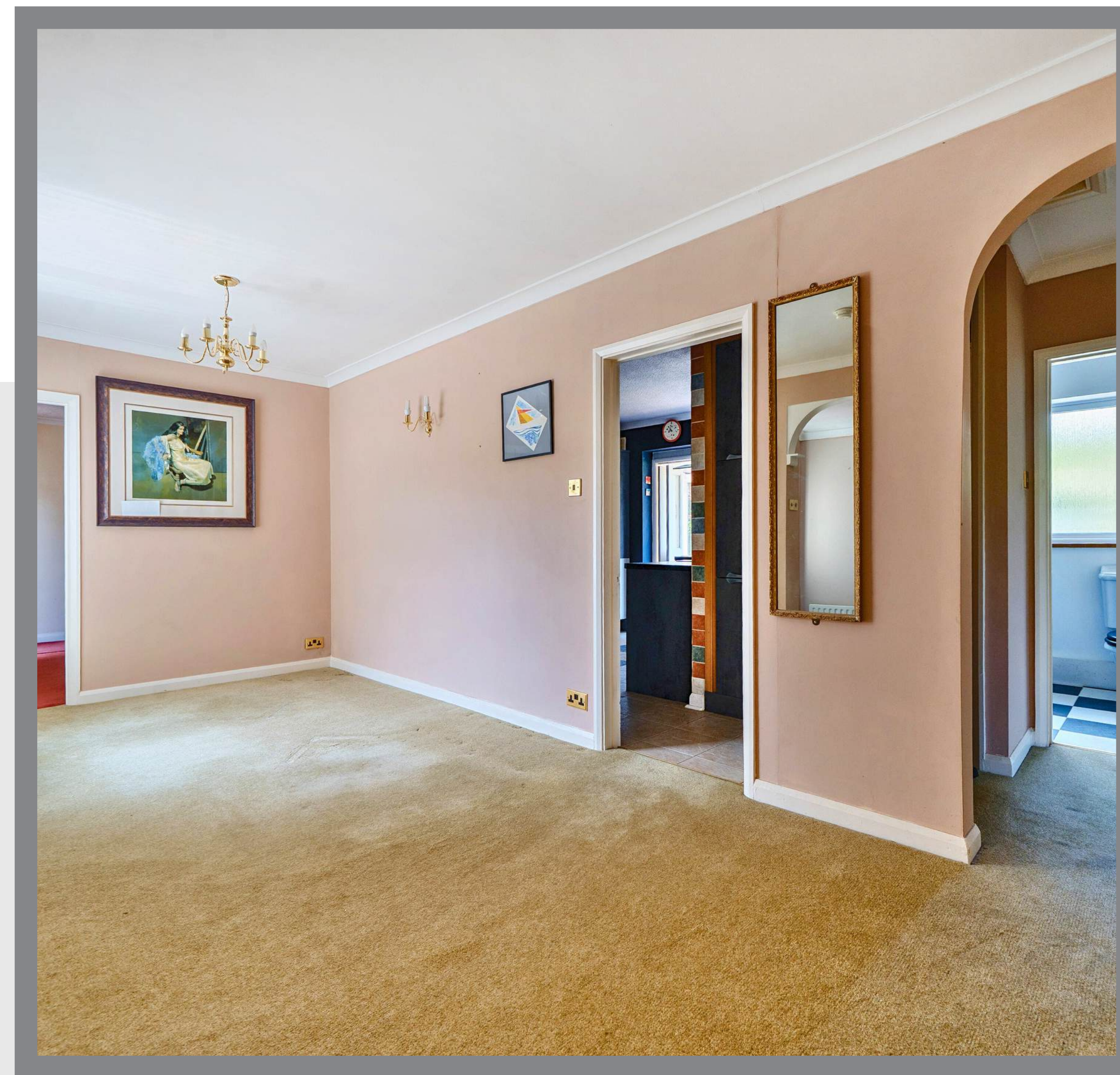












A warm and welcoming hallway sets the tone for the property, with doors leading to the main reception areas. Light and bright, it offers a practical space as well as creating an inviting first impression. The well-proportioned, cosy yet spacious living room has windows offering pleasant views over the gardens. A central fireplace adds character, while neutral tones provide a calm backdrop, ideal for relaxing or entertaining. The kitchen is well-equipped with a range of wall and base units, worktops, and integrated appliances.





Head through to the conservatory, which is fully glazed and allows plenty of space for a family-sized table and an outlook over the private garden - perfect for morning coffee or casual dining. French doors lead out to the decked seating area.









A generously sized principal bedroom has built-in mirrored fronted wardrobes and an En suite and enjoys a pleasant outlook over the gardens. Bedroom Two is another double room, well suited for guests, children, or as a home office. Bright and versatile with garden views. Bedroom Three suits as a single room or study, depending on your needs. A newly fitted, fresh and modern shower room fitted with a white suite with shower, WC and wash hand basin. Crisp tiling and practical flooring complete the room perfectly.









The level gardens are a real feature of this superb property. Being very private and enclosed, the gardens wrap around the house as well as offering an enclosed private decked area together with mature borders — perfect for al fresco dining, relaxing or gardening. There is plenty of parking on the driveway to the front of the garage.



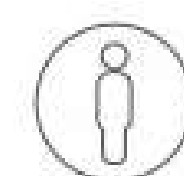
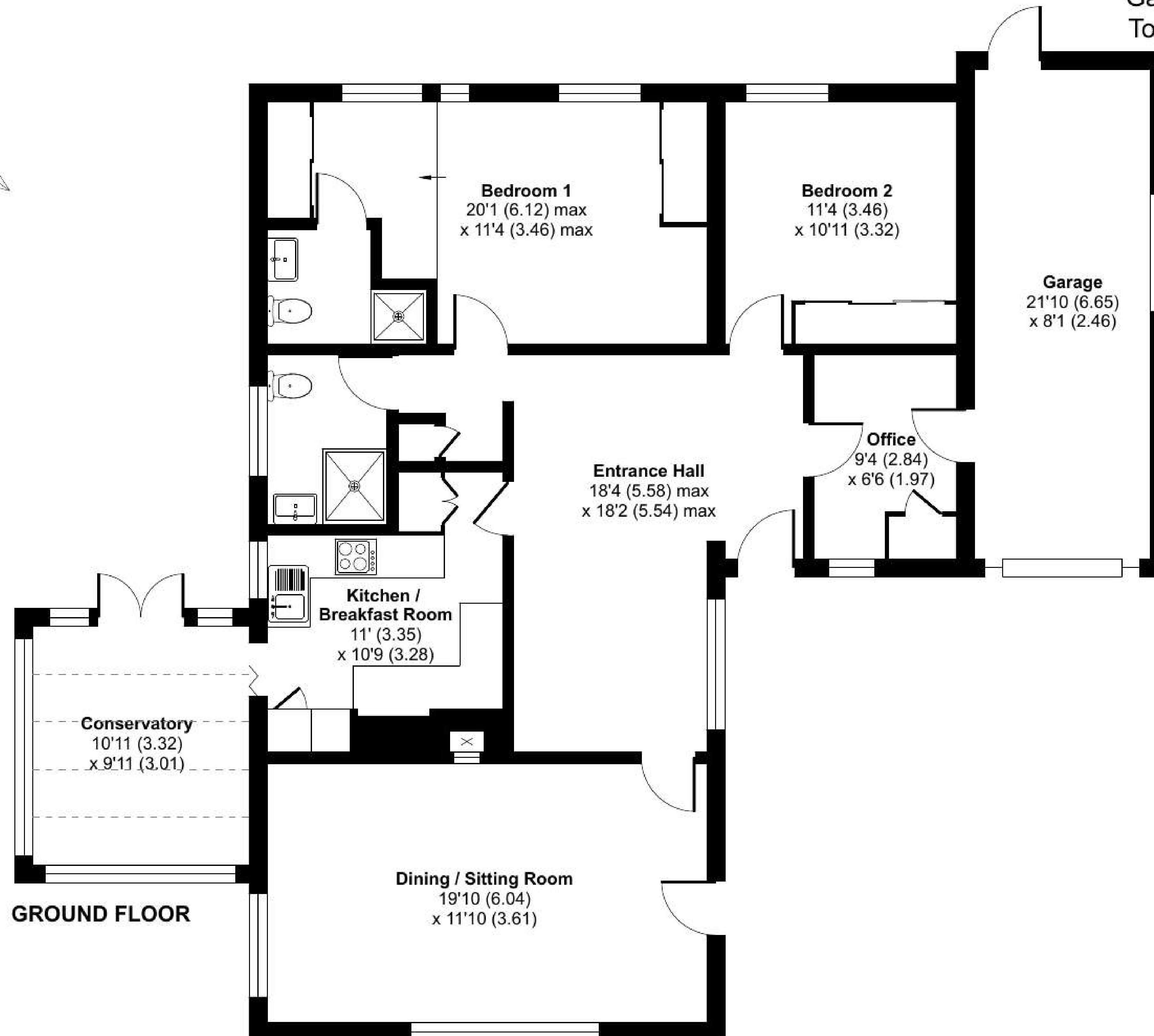
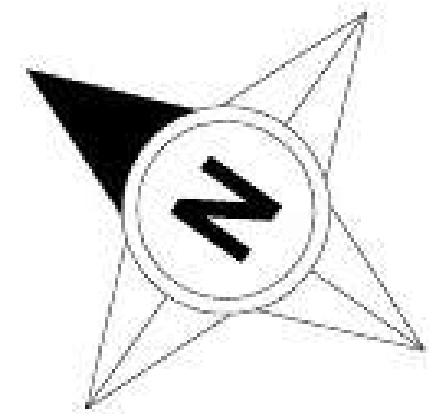
# Hembury Park, Buckfast, Buckfastleigh, TQ11

Approximate Area = 1197 sq ft / 111.2 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1377 sq ft / 127.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1306341





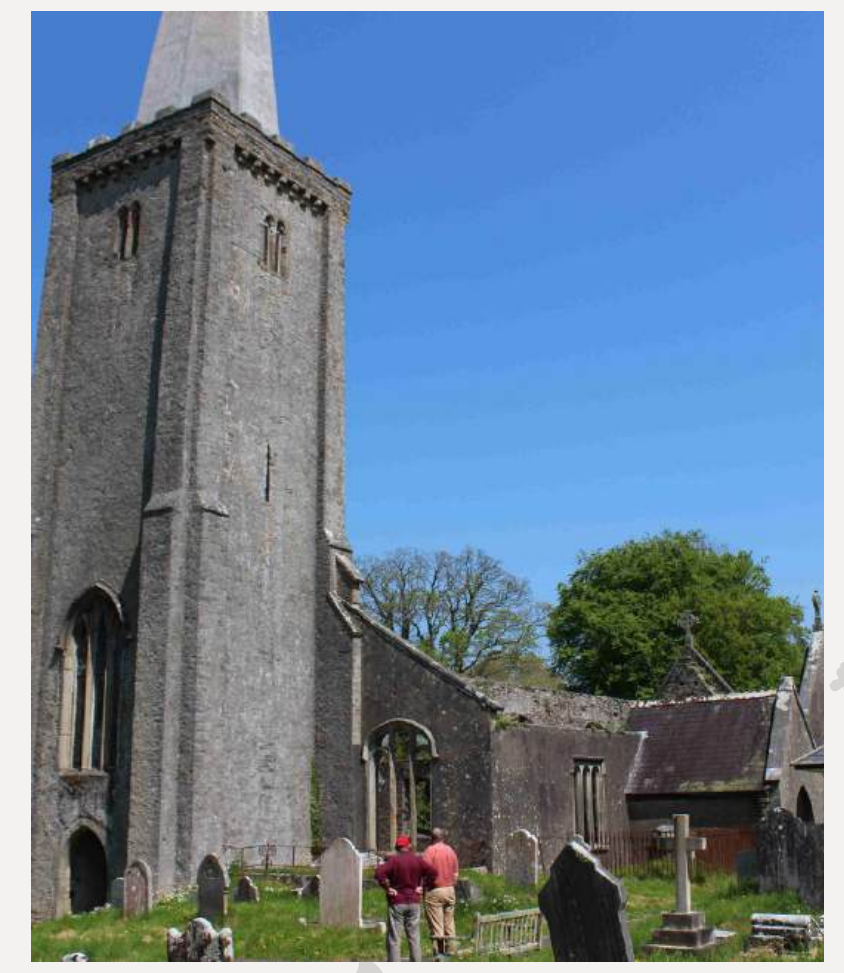
# About Buckfast



The town of Buckfastleigh, is on the south-eastern edge of Dartmoor. It is a small and interesting market town and originally an important wool centre. The town has a full range of facilities and amenities, including a primary school, churches, Co-op store, pharmacy, greengrocers, cafes, health centre and swimming pool are all within walking distance of the cottage.

The immediate area has several important visitor attractions including Buckfast Abbey, the South Devon Railway, the Butterfly Farm and Otter Sanctuary, and the Valiant Soldier, formerly a Dartmoor pub and now a museum with a fifties theme. Buckfastleigh Church is at the heart of some of Dartmoor's ghostly legends, one of which was the inspiration for Conan Doyle's The Hound of the Baskervilles.

The area is host to a wide choice of recreational activities with Dartmoor on the doorstep, the coast within easy reach and both Plymouth and Exeter easily accessible. The historic Elizabethan town of Totnes is within about 6 miles and has a mainline railway station offering services to Plymouth, Exeter and on to Bristol, Cardiff and London.





# Key Facts for Buyers

**TENURE** - Freehold.

## **SERVICES**

Mains water, drainage, gas and electric.

**COUNCIL TAX BAND** - E

**EPC** - C

## **BROADBAND**

Ultrafast Broadband is available. For more information please click on the following link - [Open Reach Broadband](#)

## **MOBILE COVERAGE**

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

## **MORE INFORMATION FOR BUYERS**

For more information on this property, please click the link below - **Key Facts for Buyers - click here**

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

## **VIEWINGS**

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Dartmoor Office - 01364 652652.

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.







1 HEMBURY PARK, BUCKFAST, TQ11 0ES



SCAN ME to book a viewing  
or call the Sawdye & Harris team on 01626 852666

