



**WOODS**  
DISTINCTIVE HOMES

---

# Higher Hawson Scorriton Buckfastleigh TQ11 0HX

**£750,000**

**This wonderful spacious detached property situated just outside the Village of Scorriton on the southern edge of Dartmoor National Park was built by its current owners. The property benefits from unspoilt open rural views, wrap around gardens, large double garage and workshop. The property itself has a feel of a New England Lake House with large open plan rooms, designed to optimise the views and a veranda that runs across the width of the property .**

- Double aspect Bespoke hand made Kitchen Dining Room
- Large Utility Room and Cloakroom with WC
- Double aspect Living Room with Feature Wood Burner.
- Sizable Master Bedroom with En-Suite
- Two Further Bedrooms and a Family Bathroom
- Far Reaching Open Rural Views
- Stunning Veranda and Landscaped Gardens Wrap Around the Property
- Located on the Edge of South Dartmoor but within easy reach of the A38
- Large Double Garage and Separate Spacious Workshop

Teignbridge Office - 01626 853940  
Boveyandchudleigh@woodshomes.co.uk



## THE PROPERTY

This stunning detached house was built by its current owners some twenty years ago and is situated a short way from the South Dartmoor Village of Scorriton. The property provides well presented large open rooms, enjoying the stunning countryside views with three bedrooms and two bathrooms, making it the perfect family home.

On entering the property, you are greeted by superb open plan living accommodation across the upper ground floor with the large entrance hall having large windows providing an abundance of natural light and a cloakroom/WC.

The property features a double aspect bespoke hand-made kitchen/dining room, providing ample space for entertaining guests. There is a good range of cabinets and drawers, along with space for appliances. There is ample space for a dining suite with large doors leading out to the covered veranda enjoying views over the surrounding countryside.

A door leads to a large utility room providing further storage with a stable door leading to the rear garden.

The superb living room is real feature, complete with a modern wood burner, adding a touch of character and warmth to the space. This double aspect rooms enjoys French doors leading to the veranda at the front and out to the rear garden.

The sizable master bedroom enjoys a vaulted ceiling, built in wardrobes and floor to ceiling windows making the most of the views, offering a peaceful and private retreat. The bedroom benefits from its own en-suite shower room with a large corner shower cubicle, WC and wash hand basin.

There are two further bedrooms and a family bathroom.

One of the main selling points of this property is its far-reaching open rural views, allowing you to wake up every morning to the beauty of the surrounding countryside which can be enjoyed from most rooms.







Additional features of this property include a large double garage, providing ample storage space, a separate spacious workshop and driveway parking. A veranda runs across the width of the property, offering the perfect spot to relax and enjoy the picturesque surroundings. The delightful, landscaped gardens and principally laid to lawn and wrap around the property to three sides.

The overall design of this property gives it a distinct New England Lake House feel, with large open plan rooms designed to optimize the stunning views.

Don't miss out on the opportunity to own this remarkable detached house situated in a rural position on the outskirts of Buckfastleigh.

### GENERAL INFORMATION

**SERVICES** - Electricity, mains water (via a neighbour's supply), private drainage (shared with one other property). Please note that the property is heated via an oil-fired boiler providing under floor heating throughout the property.

Tenure: Freehold

Council: South Hams Council

Council Tax Band D for the period 01/04/2023 to 31/03/2024 financial year is £2,241.11







**Location** - Situated adjacent to a working cattle and sheep farm, just outside the attractive rural location near the small village of Scorriton, with a local pub.

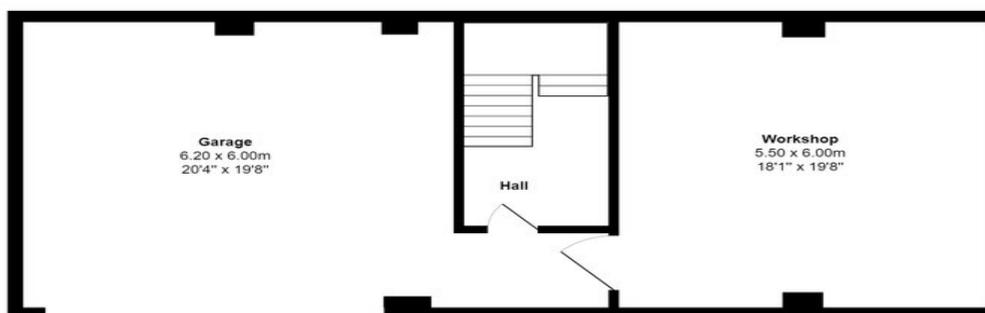
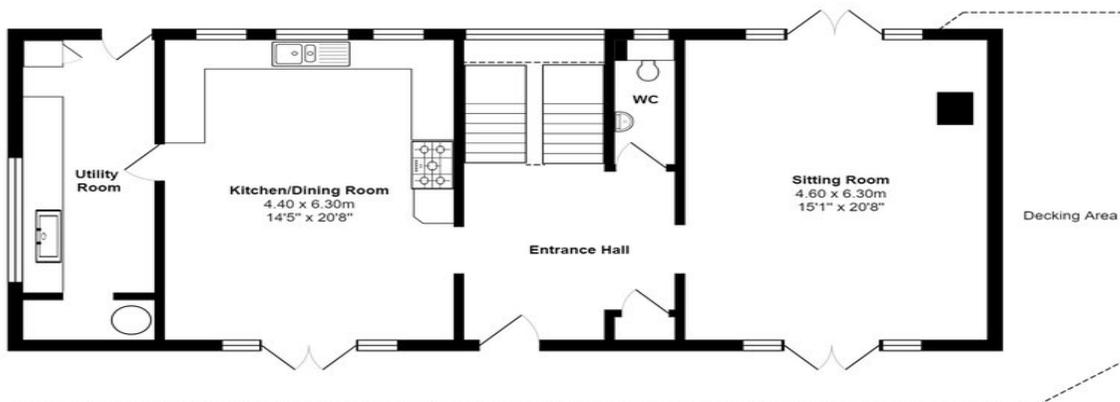
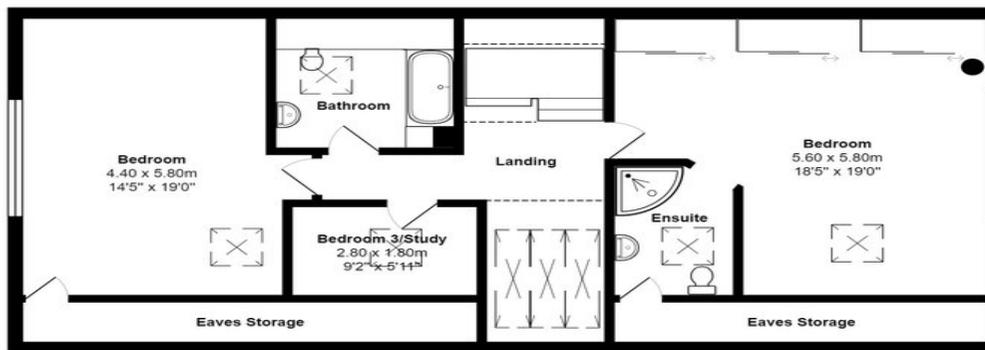
The property offers a peaceful rural setting with good access to open countryside walks. The delightful moorland village of Holne is a within walking distance, being approximately one mile away with a church, tea rooms, local farm shop and home to the popular Church house inn pub.

The A38 Devon Expressway is within easy reach, connecting to Plymouth to the south and Exeter and the M5 motorway to the north.

**Directions** - From the A38 Devon Expressway, take the Dart Bridge exit and follow the road signposted to Buckfastleigh.

From Buckfastleigh take the road signposted to Scorriton. Continue along this road and you will see a stone cross and an oak tree on the left-hand side. Continue along the road past the turning signposted Tradesmans Arms on your left.

The property will then be found a short distance on the Right-hand side with signs for Hawson Farm and Higher Hawson, follow the track down and around to the right where you will find the property.



Higher Hawson, Buckfastleigh  
Total Area: 201.7 m<sup>2</sup> ... 2171 ft<sup>2</sup> (excluding garage, workshop)  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



As part of our service, we may recommend additional services (conveyancing, surveying etc) to you which we believe may help with your property transaction. Please be aware that if you decide to proceed, we may receive a referral fee. We will not refer your details unless you have provided your consent and you are not under any obligation to use any of these services. Full details of these services and referral fees our published on our website.

Intending purchasers should satisfy themselves, by inspection or otherwise as to the accuracy of the descriptions given and any floor plans shown are not to scale. All measurements, distances and areas listed are approximate and are given to provide a general impression and should not be relied upon for carpets etc. Fixtures, fittings, and other items are not included unless specified. Any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. You are advised to check the availability of this property before travelling any distance to view. No employee of Woods has the authority to make or give any representation or warranty in respect of the property.

© Unauthorised reproduction of photos and plans is prohibited.