



## Moormede, Lower Brimley, Bovey Tracey - TQ13 9JS

£395,000 Freehold

Characterful home with great potential, offering two reception rooms, loft space and generous garden with fruit trees. A rare opportunity to create a unique countryside retreat. **\*\*CHAIN FREE\*\***

  
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 50 Fore Street  
Bovey Tracey TQ13 9AE

### ROOM MEASUREMENTS:

Lounge: 16'4" x 12'11" (4.99m x 3.94m)  
Lobby: 14'10" x 8'3" (4.52m x 2.52m)  
Kitchen/Diner: 19'2" x 9'2" (5.85m x 2.80m)  
Shower Room: 11'11" x 9'4" (3.64m x 2.86m)  
Lounge/Bedroom: 17'8" x 16'4" (5.38m x 4.98m)  
Bedroom: 17'11" x 12'11" (5.46m x 3.94m)  
Attic Room: 18'10" x 12'3" (5.74m x 3.74m)

### USEFUL INFORMATION:

Heating: Electric  
Services: Mains water, drainage and electricity.  
Local Authority: Teignbridge District Council  
Council Tax Band: E £3235.28 p.a  
(2026/27)

EPC Rating: TBC

Tenure: Freehold

Probate Granted.

### AGENTS INSIGHT:

"Huge potential for this detached home, on a good sized, level garden and in the much loved Brimley area, we highly recommend a visit to have a look. Updating required but has the potential for space that many people are looking for. Ready for you to put your own stamp on, so let your imagination run wild. "



### STEP OUTSIDE:

To the rear of the property, a door from the kitchen opens onto a second courtyard—an ideal spot for enjoying the morning sun and relaxing outdoors. The rest of garden is mainly laid to lawn and complemented by multiple fruit trees and mature greenery, creating a peaceful setting. Beyond the garden is a beautiful outlook of further fields and wildlife. A side path leads conveniently back around to the front of the property. The rear garden is an excellent size for the home and offers fantastic potential for further landscaping or outdoor living enhancements.



### LOCATION:

This home is situated, about a mile from the town centre in the popular area of Brimley. Known as the "Gateway to the Moors", Bovey Tracey offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The town also benefits from good sporting facilities, including a swimming pool and a sports field/ tennis courts. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within two miles of the town and there are mainline railway stations at Newton Abbot and Exeter. The open spaces of Dartmoor lie just to the west of the town and the South Devon beaches are mostly within half an hours driving distance.



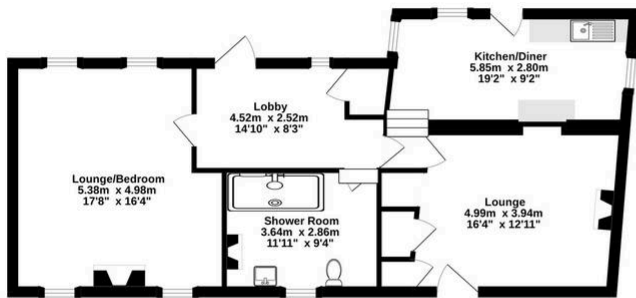


#### STEP INSIDE:

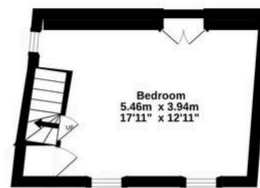
This grade II listed home offers a unique opportunity for modernisation, presenting the perfect canvas to create your dream home. Upon entering through the front door, you are welcomed into the first reception room, featuring a grand fireplace and practical storage space. From here, you are led into the hallway, where a door to the right opens into the kitchen, with space for an oven and hob, washing machine, and fridge/ freezer. To the left of the hallway is the main bathroom, comprising a sink basin, shower cubical, and WC. At the end of the hallway, a further door leads into the main reception room, currently used as a lounge, complete with a second grand fireplace and dual aspect windows over the front and rear of the property. This room also overlooks a charming courtyard which can be accessed via door in the hallway. Returning to the first reception room, a hidden staircase rises to the main bedroom. This is a generous space, benefitting from a full-size cupboard and a stunning view looking out from the front of the property. An additional hidden staircase leads up to the loft, which offers full head height, full boarding, and includes two large eaves storage cupboards—providing excellent additional space and potential. Overall, with its blend of rural charm, potential, and an enviable location, this house is a rare find, ready to be transformed into your ideal home.



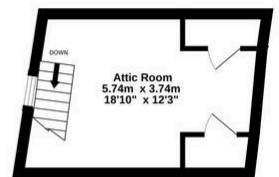
Ground Floor  
81.3 sq.m. (875 sq.ft.) approx.



1st Floor  
20.4 sq.m. (220 sq.ft.) approx.



2nd Floor  
20.0 sq.m. (216 sq.ft.) approx.



**TOTAL FLOOR AREA : 121.7 sq.m. (1310 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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