



41 Carpenter Drive, Bovey Tracey - TQ13 9TU

O.I.E.O. £760,000 Freehold

A beautifully presented five-bedroom detached house in a popular residential area of Bovey Tracey, featuring an open-plan kitchen/diner, spacious accommodation and a large private rear garden.


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 50 Fore Street
Bovey Tracey TQ13 9AE



STEP INSIDE:

Upon entering the property, you are immediately welcomed into a spacious and light-filled hallway, providing access to all principal ground floor rooms and the staircase to the first floor. A cleverly positioned window above the front door allows natural light to flow through the home throughout the day. To the right, the main lounge enjoys a dual-aspect layout, with a window overlooking the front and patio doors opening onto the rear garden. Double doors lead through to the impressive open-plan kitchen/diner, a fantastic space for family life and entertaining. There is ample room for a large dining table and furniture, while bi-fold doors open out to the rear garden, enjoying views across the surrounding countryside.

The kitchen is beautifully presented, offering generous worktop space and an abundance of drawers and cupboards. Integrated appliances include a double oven, induction hob and fridge/freezer, alongside a breakfast bar. A window overlooks the garden and a door provides access back into the hallway, creating a practical circular flow. From the kitchen, a door leads into the utility room, a highly useful space housing the combi boiler, integrated washing machine and tumble dryer. A further door leads out to the side of the property, ideal for muddy or rainy days. The hallway also benefits from a tastefully decorated downstairs WC with wash basin and towel rail.

Completing the ground floor is an additional reception room to the left, currently used as a playroom, but equally suitable as a study or snug, and featuring a generous full-height cupboard. There is also underfloor heating throughout the ground floor providing comfort year-round.

Upstairs, the bright and airy landing is enhanced by a large window allowing natural light to flood in. The main bedroom is a well-proportioned double, enjoying views over the garden and countryside, built-in wardrobes with sliding mirrored doors and an En-suite shower room comprising a shower cubicle, WC and wash basin. Bedroom two is very similar to the main bedroom in size and quality, offering dual-aspect windows overlooking the wrap-around garden, built-in wardrobes and a modern En-suite shower room with frosted window for additional light. The family bathroom is beautifully finished, featuring a skylight, bath with overhead shower, WC and wash basin. Bedrooms three and four are both generous double rooms, one overlooking the front and the other the rear garden. The fifth bedroom is a well-sized single room, currently used as a home office, with plenty of natural light and views to the front.

ROOM MEASUREMENTS:

Lounge - 19'0" x 11'0" (5.80m x 3.35m)
Study - 10'6" x 10'5" (3.20m x 3.18m)
Kitchen - 14'5" x 11'10" (4.39m x 3.60m)
Dining Room - 16'1" x 12'6" (4.90m x 3.82m)
Utility Room - 9'2" x 5'9" (2.80m x 1.74m)
WC - 5'9" x 4'11" (1.74m x 1.50m)
Bedroom - 10'10" x 10'10" (3.31m x 3.31m)
En-suite - 7'0" x 4'11" (2.14m x 1.50m)
Bedroom - 14'5" x 9'0" (4.40m x 2.75m)
En-suite - 9'6" x 6'0" (2.90m x 1.82m)
Bedroom - 10'6" x 10'1" (3.20m x 3.08m)
Bedroom - 11'0" x 9'3" (3.35m x 2.81m)
Bedroom - 9'6" x 7'9" (2.90m x 2.37m)
Bathroom - 8'2" x 6'0" (2.49m x 1.84m)
Double Garage - 21'4" x 20'8" (6.50m x 6.29m)

USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: F (3609.58 2025/26)

EPC Rating: B

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

Heating: Gas Central Heating.

Constructed in 2023.

Remainder of the 10 year LABC from 2023.

Please Note: There is an annual management charge of £250 - £300 p.a payable for the up keep of the surrounding communal areas and roads. (currently under review)



STEP OUTSIDE: To the front, the property is approached via an attractive frontage with light fencing, a large lawned garden and a pathway leading to the front door, along with gated access to both sides of the property. The front garden also acts as a true sun trap, ideal for those who enjoy full sun throughout the day. To the right-hand side, a secure gated access, private driveway offers parking for four vehicles and a double garage with electric up-and-over doors, power, lighting and an electric car charging point. The driveway and garage are fully enclosed with double gates and fencing, creating a secure and secluded approach. The extensive rear garden has been thoughtfully designed to maximise space and enjoys a wrap-around layout to the rear and left-hand side of the property, providing fabulous living and entertaining space on a private plot. Stepping out from the bi-fold doors in the kitchen/diner or the patio doors from the lounge, you are welcomed onto a large patio area, perfect for outdoor dining, entertaining or relaxing. The garden benefits from sunshine throughout the day, with pockets of shade offering welcome relief during the height of the summer months. The remainder of the garden is laid to lawn and bordered by wooden fencing, with open countryside beyond. Additionally to the front of the property there is shared parking with the neighbouring property providing convenient occasional parking for guests.



AGENTS INSIGHT:

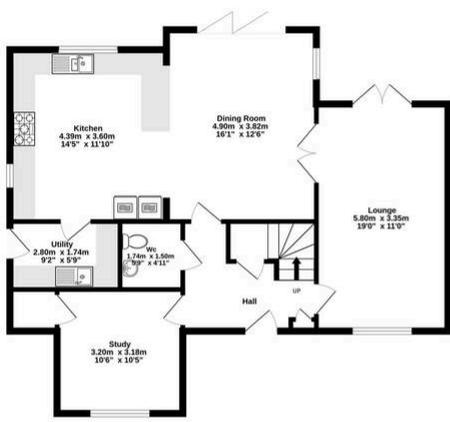
"This is a superb family home offering generous, flexible living space both inside and out. The open-plan kitchen/diner and wrap-around garden make it ideal for modern family life, while the privacy of the corner plot add a real sense of calm and privacy. A must-see property with a real sense of luxury throughout."

LOCATION:

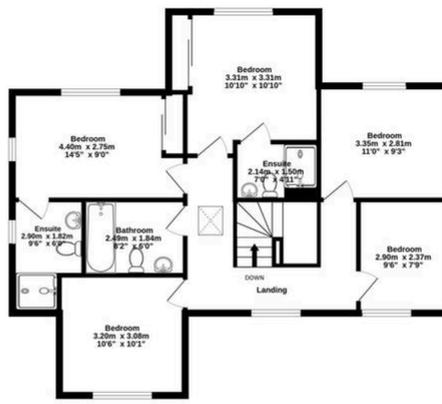
This detached home is positioned within a popular residential area of Bovey Tracey. Known as the "Gateway to the Moors". The property is within a 10 minute walk of local cafes, pubs, shops, Mill Marsh Park and Parke National Trust Estate, and is also within a 10 minute drive of Haytor or 25 minutes to local beaches. The property also benefits from 3 onsite play parks all within a 3 minute walk. Bovey Tracey is a wonderful community with so much going on from food markets to annual fates, festivals and much more. It is a perfect location within easy reach of the A38 to head back East / North to the rest of the UK or West / South to explore more of Devon / Cornwall.



Ground Floor
84.1 sq.m. (906 sq.ft.) approx.



1st Floor
77.8 sq.m. (837 sq.ft.) approx.



Garage
40.9 sq.m. (440 sq.ft.) approx.



TOTAL FLOOR AREA : 202.8 sq.m. (2183 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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