



Keepers Cottage



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Bovey Tracey, Newton Abbot, Devon, TQ13 9LJ

Exeter (18.7 miles), Bovey Tracey (2 miles), Newton Abbot train station (7 miles), Totnes (16 miles)

A true rural idle based on the edge of the tranquil ancient woodland of Yarner Wood, near the charming market town of Bovey Tracey.

- Fabulous lifestyle opportunity
- Lovely wood frame sunroom
- Not listed
- Birdwatchers and gardeners delight
- Council Tax Band: D
- Pretty 3 bedroom stone built cottage
- Scope to put your own stamp
- Three reception rooms
- Woodland location
- Freehold

Offers Over £475,000

## SITUATION

Keeper's Cottage lies the tranquil ancient woodland of Yarner Wood, nestled immediately west of the charming market town of Bovey Tracey, on the south eastern fringe of Dartmoor National Park. This serene enclave, forming part of the East Dartmoor Woods and Heaths National Nature Reserve is renowned for its majestic oak trees, rich wildlife habitat and a wonderfully peaceful atmosphere. There are multiple walks in the Dartmoor woods, heaths, tors and along rivers with the main public access being via Trendlebere Down Road edge.

This desirable location is complemented by the excellent amenities of Bovey Tracey. Here you'll find a delightful blend of independent gourmet food shops, artisan butchers, and cafés, alongside well-stocked supermarkets and useful services such as a library, gym and pharmacies. The town also boasts a vibrant arts and crafts scene, weekly farmer's market, refined restaurants and traditional pubs — all framed by the heritage granite buildings and winding streets of this historic Devonshire town.



## DESCRIPTION

Keeper's Cottage is a most attractive stone-built country home, offering charming and versatile accommodation arranged across three bedrooms, three reception rooms and two bathrooms. Built from stone with a slate roof, Keeper's Cottage started its life in 1800's as a two up, two down cottage. In 1970 an extension was built out of block and rendered externally, with the sunroom being added in 2015. The property enjoys a wonderfully peaceful rural setting, enhanced by a separate timber-built garage and a generous garden positioned just across the quiet lane. Extending to approximately 0.30 acres, the garden is predominantly a herb rich meadow, with former raised beds, providing an appealing opportunity for keen gardeners or those seeking a private outdoor retreat.

## ACCOMMODATION

On entering the property through the front door, you are welcomed into a central hallway that forms the heart of the ground floor. To one side lies the inviting sitting room, while the well-appointed kitchen sits adjacent to a useful utility room. A downstairs shower room with WC provides further practicality. The ground floor also enjoys a separate dining room and an attractive wood-framed sunroom, creating a wonderfully light and versatile living space.

Upstairs, there are three comfortable bedrooms together with a family bathroom, completing the accommodation.

## GARDEN

The garden has been landscaped following recent works needed to install a new sewage treatment plant to create a large terrace as you enter the garden. This will allow for maximum, easy and productive growth. The main area of gardens at Keeper's Cottage lies just across a quiet lane and is predominantly herb rich meadow and stream and offers an excellent blank canvas for the enthusiastic gardener - the land amounts to approximately 0.29 acres. There is a single garage for extra convenience.

## SERVICES

Utilities: Mains water, electricity, newly installed compliant sewage treatment plant

Heating: Air source heat pump serves the radiators, with the solid fuel burner offering a back boiler function in colder weather. The solar panels can power electrical appliances and a solar boost can heat the water  
Standard broadband available (Ofcom) - currently improved by a 4G router.  
EE, Three, O2 and Vodafone network available (Ofcom)

## AGENTS NOTES

There are a number of restrictive covenants - please discuss with agent before booking a viewing.

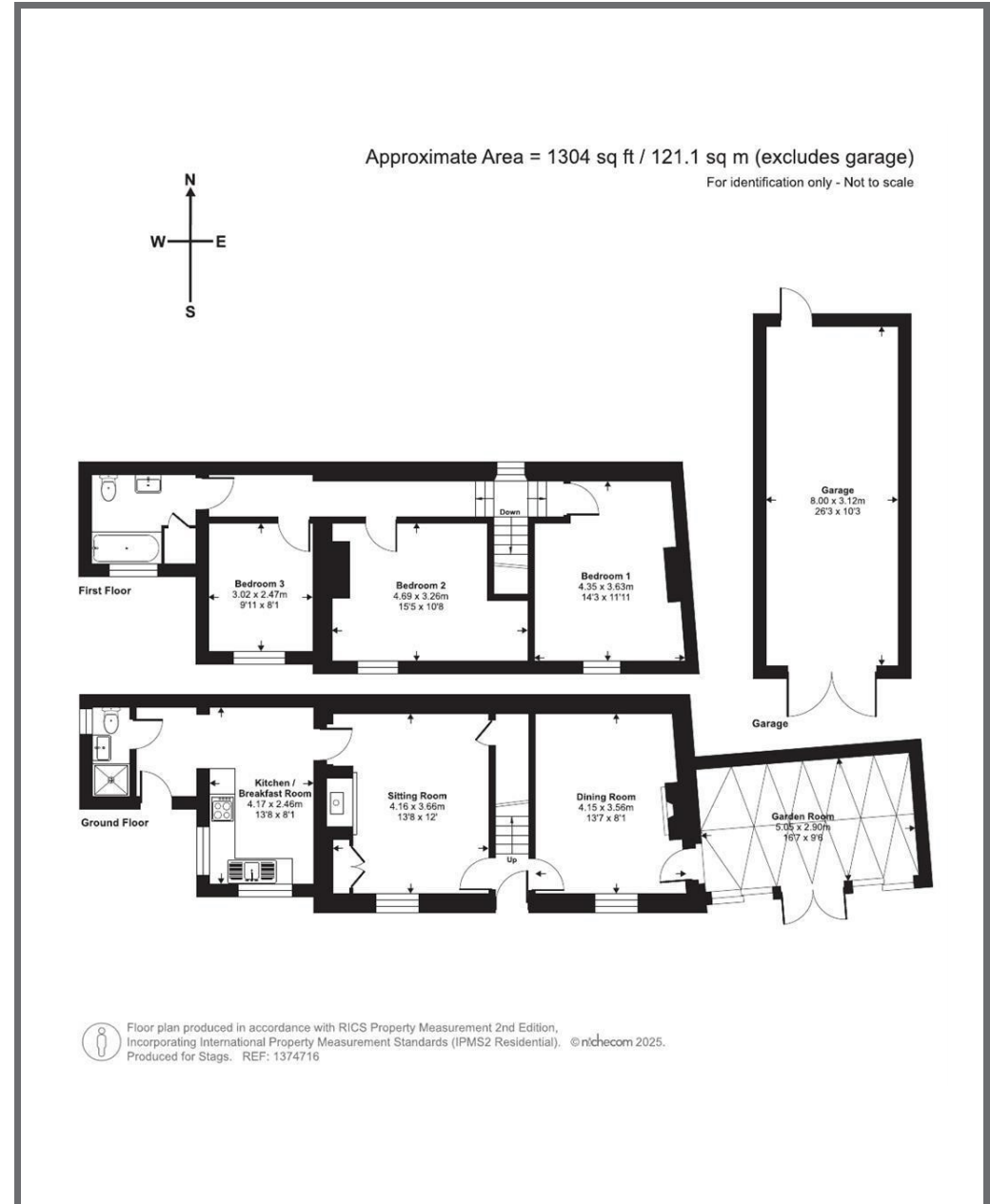
The vendor has advised that the access road to Yarner Wood divides the house and Garage from the garden - though not in the vendor's ownership, there are full access rights across this road.

## DIRECTIONS

What3words - ///lance.career.pleaser



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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