Colehayes Lodge,
Bovey Tracey, TQ13 9LD



complete.
thoroughly good property agents

COLEHAYES LODGE, COLEHAYES, BOVEY TRACEY, TQ13 9LD

Formerly the gatehouse to Colehayes Park, this distinctive four/five-bedroom detached residence offers spacious, characterful accommodation, including three reception areas, a country-style kitchen with AGA and versatile study. Set within approximately 1.5 acres of beautifully landscaped grounds with mature woodland, ample parking and a double garage. NO ONWARD CHAIN.

- Historic Former Gatehouse to Colehayes Park
- Detached Single-Storey Residence
- Five Bedrooms Including Principal En-Suite
- Spacious Sitting Room, Dining Room & Conservatory
- Characterful Kitchen Breakfast Room with AGA
- Approximately 1.5 Acres of Landscaped Grounds
- Mature Woodland, Secluded Terraces & Garden Features
- Generous Driveway & Double Garage
- NO ONWARD CHAIN
- BOVEY TRACEY



Deatached Bungalow	Bovey Tracey	5 Bedrooms	3 Bathrooms	4 Reception Rooms	Double Garage Off Road Parking	Garden 1.5 acre approx	Council Tax: G








AGA

































Approximate Gross Internal Area 2455 sq ft - 228 sq m
(Excluding Garage)
Garage Area 489 sq ft – 45 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

Whilst every attempt has been made to ensure the accuracy of the floor plans 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. Made with Metropix ©2023









THE HOME...

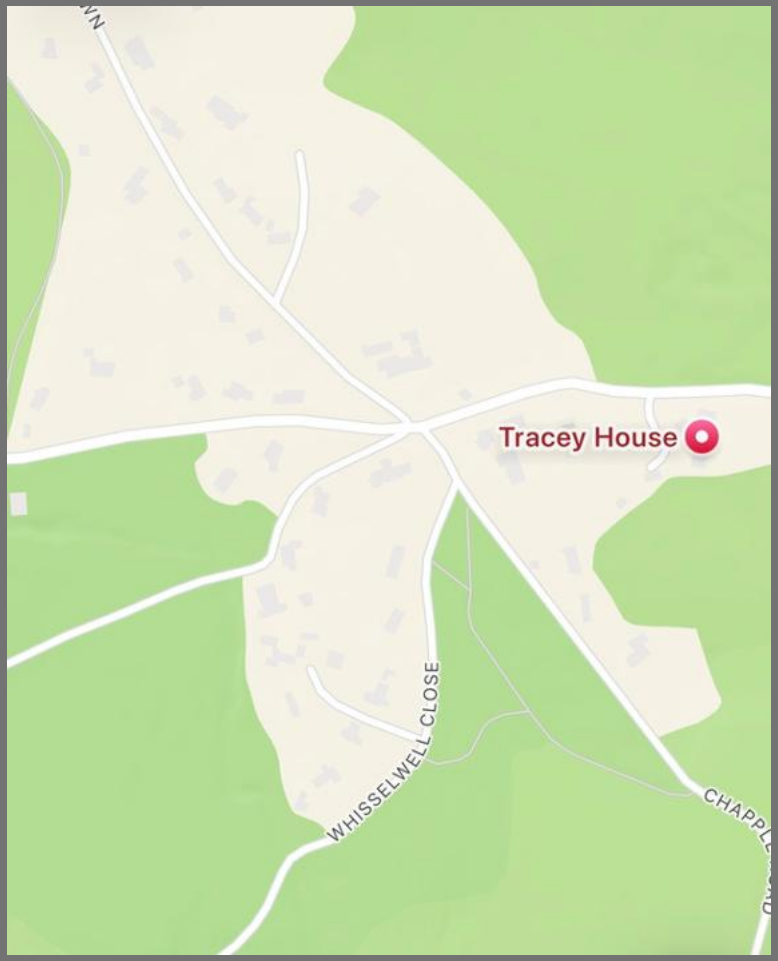
Formerly the gatehouse to Colehayes Park, Colehayes Lodge is a substantial and distinctive single-storey residence combining historic charm, traditional architectural features and generously proportioned accommodation. Set within approximately 1.5 acres of established grounds, the property offers a versatile home of considerable character. The attractive exterior features white rendered elevations with contrasting dark green detailing. A central gable and pitched canopy supported by timber posts frame the substantial wooden front door, flanked by diamond-patterned leaded-light windows.

The welcoming entrance hallway features decorative coving, neutral finishes and an attractive arched opening framing the front door. Surrounding leaded-light glazing allows natural light to filter through, while a charming feature is the original built-in wooden seating, historically used by the gatekeeper, adding a wonderful sense of character and heritage to the space. The hallway provides access to the principal reception rooms and bedroom accommodation.
The spacious kitchen/breakfast room combines traditional country-house styling with practical everyday living. A striking open, suspended ceiling showcases exposed timber beams arranged in a geometric pattern, contrasted with deep red panels that create a distinctive architectural feature. Natural wood-fronted units are paired with generous work surfaces and tiled splashbacks. A classic green AGA occupies a tiled recess, with additional appliances including a built-in oven, dishwasher and washing machine. A curved leaded-light bay window incorporates a cushioned window seat, while geometric-patterned floor tiles and ample dining space complete the room.

The dining room provides an elegant setting for entertaining, featuring decorative coving, neutral finishes and glazed doors opening outside. An arched opening connects to the adjoining sitting room, creating a natural flow between the reception areas. The impressive sitting room enjoys generous proportions and a pleasant outlook. A fireplace with decorative mantelpiece and inset electric fire forms the focal point, flanked by arched alcoves with fitted display shelving. Traditional finishes and ample seating space create an inviting atmosphere. Glazed doors lead into the conservatory, where extensive glazing and a mature grapevine trained across the roof structure create a delightful setting. Tiled flooring and direct outdoor access make this an ideal space for relaxation or informal dining.

The principal bedroom features a large picture window, fitted carpeting and walk-in wardrobes with louvred doors. An adjoining en-suite comprises a glazed shower enclosure, vanity wash hand basin and low-level WC, complemented by decorative tiling and two windows. Bedroom two is an exceptionally spacious double room with glazed doors opening outside, built-in wardrobes and ample space for an additional seating or study area. Bedroom three offers comfortable accommodation with neutral décor, patterned wall coverings and space for a double bed and freestanding furniture. Bedroom four features a distinctive curved bay window with diamond-patterned leaded glazing, fitted carpeting and built-in wardrobes with louvred doors. Bedroom five, currently arranged as a study and sitting area, benefits from dual-aspect leaded-light windows, direct outdoor access and extensive shelving, offering flexibility as a home office, library or occasional bedroom. The family bathroom comprises a white suite with a generously sized bath incorporating seating and grab handles, vanity wash hand basin and low-level WC, together with a heated towel rail and traditional leaded-light window. A separate shower room provides a glazed enclosure, pedestal wash hand basin and low-level WC, complemented by decorative wall tiling.

Outside, the extensive grounds are thoughtfully landscaped into a variety of individual areas, combining sweeping lawns, mature trees, established shrubs and colourful borders. A generous driveway provides ample parking and leads to a detached double garage with electric up-and-over doors and an adjoining potting shed to the rear. Paved terraces offer space for outdoor dining, while winding pathways connect secluded seating areas, a circular stone-paved terrace, timber pergola and charming thatched pavilion. Ornamental features and established planting add further interest throughout. Towards the lower boundary, the formal landscaping transitions into mature woodland, where dense greenery and grassy clearings create a peaceful natural retreat. Nestled within the woodland are the historic ruins of a lime kiln, adding a fascinating glimpse into the property's past and further enhancing the character and heritage of the grounds. With its distinctive architecture, flexible accommodation and approximately 1.5 acres of grounds, Colehayes Lodge presents a rare opportunity to acquire a characterful home with a fascinating heritage.



LOCATION

Please check Google maps for exact distances and travel times. Property postcode: TQ13 9LD
what3words; parks.records.crackled

Schools

- Bovey Tracey Primary School: 2 miles
- Ilsington C Of E Primary School: 3.3 miles
- Stover School: 5.1 miles

Nearby

- Finlake Resort & Spa: 5.5 miles
- Bovey Tracey Golf Centre: 2.5 miles
- Haytor Rocks: 3.2 miles

Transport Links

- Train station: Newton Abbot 7.9 miles
- Main travel link: A38 3.2 miles
- Airport: Exeter 21 miles



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SIGNATURE HOMES

complete.