

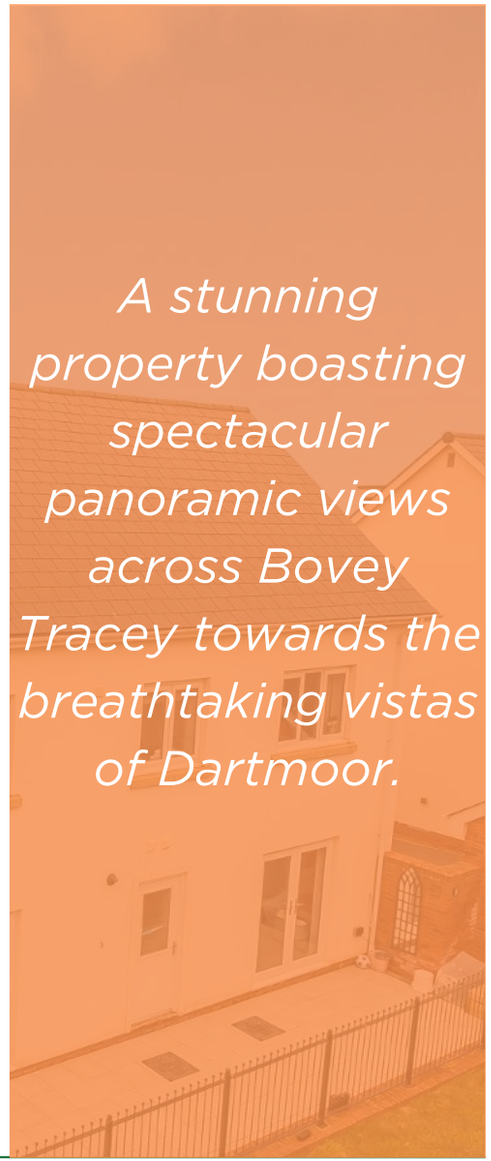
The Lawns, Devon House Drive, Bovey Tracey, TQ13 9HD

complete.
thoroughly good property agents

THE LAWNS, DEVON HOUSE DRIVE, BOVEY TRACEY, TQ13 9HD

An impressive four-bedroom detached residence set within approximately 1.5 acres of beautiful grounds in the historic setting of Devon House. Individually designed by an architect, with every room carefully positioned to enjoy uninterrupted, direct views of the iconic Haytor Rock, this substantial home boasts truly spectacular views towards Dartmoor National Park. Offering versatile accommodation, generous reception rooms, extensive garaging and landscaped gardens with superb outdoor entertaining spaces. NO ONWARD CHAIN.

- Impressive Four-Bedroom Detached Residence
- Approximately 1.5 Acres of Gardens and Grounds
- Spectacular Views Towards Dartmoor National Park
- Situated Within the Historic Grounds of Devon House
- Spacious and Versatile Accommodation Across Three Floors
- Two Double Garages and Two Single Garages
- Extensive Terraces, Mature Gardens and Sweeping Lawns
- Lower Ground Floor Games Room and Workshop
- NO ONWARD CHAIN
- Bovey Tracey



Deatached House

Bovey Tracey

4 Bedrooms

3 Bathrooms

5 Reception Rooms

Two Double Garages, Two Single Garages

Garden 1.5 acre approx

Council Tax: G









































Approximate Gross Internal Area 4842 sq ft - 451 sq m
(Excluding Garage)
Lower Ground Floor Area 1200 sq ft – 112 sq m
Ground Floor Area 2223 sq ft – 207 sq m
First Floor Area 1419 sq ft – 132 sq m
Garage Area 1292 sq ft – 120 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









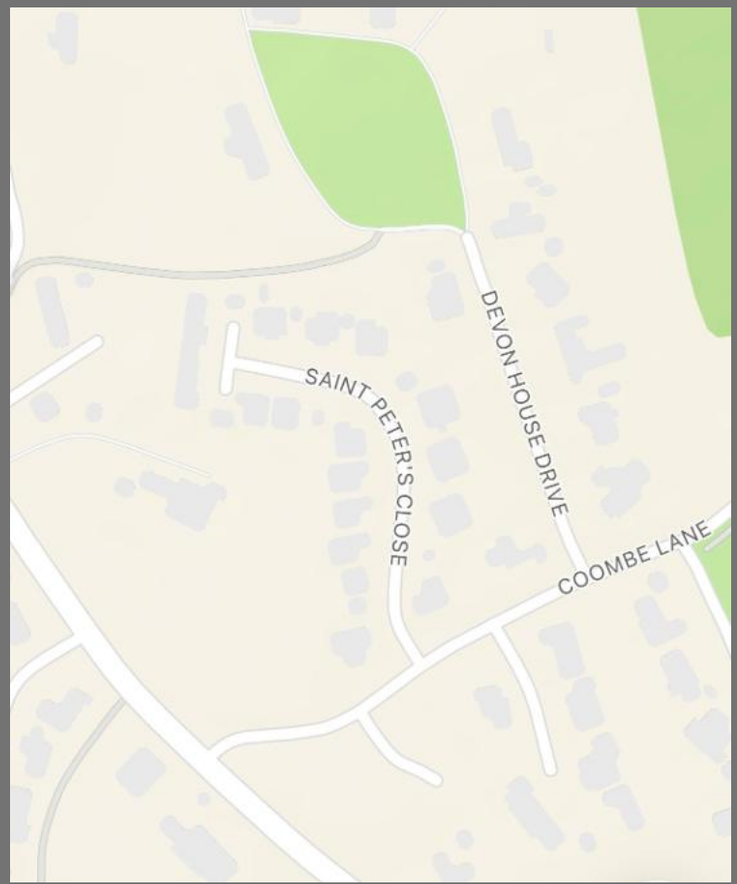
THE HOME...

An impressive entrance hall sets the tone for this substantial residence, featuring timber-framed glazed doors with complementary side panels. Elegant archways and traditional wooden doors add character, whilst the welcoming layout connects the principal reception rooms and bedroom accommodation. Accessed from the hallway, a useful home office provides a dedicated space for working from home or studying.
A generously proportioned country-style kitchen features an extensive range of natural timber cabinetry, decorative ironmongery and ample work surfaces. The U-shaped arrangement incorporates tiled splashbacks, a stainless steel sink, integrated dishwasher and gas hob. A wood-panelled ceiling adds warmth, whilst windows overlook the gardens and countryside with far reaching views towards the moors. A dedicated breakfast area provides space for informal dining. Conveniently positioned alongside the kitchen, a separate utility room offers space for laundry appliances and additional storage. A further WC is located beyond the kitchen, providing additional convenience for everyday use and visiting guests.
The formal dining room provides an ideal setting for family gatherings and entertaining, with ample space for a substantial dining suite and sliding glazed doors opening onto the balcony. An exceptionally spacious living room centres around a striking natural stone fireplace, with expansive windows framing far-reaching rural views. Neutral décor and timber detailing complement its traditional character, whilst the generous proportions allow for multiple seating arrangements. Access leads through to the adjoining conservatory. The conservatory features extensive glazing, a sloping glass roof and distinctive tiled flooring, with views across the gardens towards Dartmoor National Park. Sliding doors open directly onto the balcony terrace.

The principal bedroom enjoys a delightful outlook through a feature bay window, with generous proportions, built-in wardrobes, fitted carpeting and classic timber finishes. Its en-suite shower room comprises a glazed corner enclosure with gold-effect framing, wash basin set within vanity storage and WC, complemented by decorative wall tiling and an obscure glazed window. A further comfortable double bedroom features a timber-framed window overlooking the surrounding greenery, neutral décor and fitted carpeting, with space for freestanding furniture. The third bedroom offers flexible accommodation, with fitted wardrobes incorporating decorative glazed panels and integrated drawers, making it equally suited to family members or guests. The family bathroom comprises a panelled bath, separate glazed shower enclosure, pedestal wash basin and WC, finished with decorative tiling and an obscure glazed window. Stairs rise to the first floor, where a spacious fourth bedroom features sloping ceilings, useful storage and an adjoining dressing area. An en-suite shower room provides a glazed enclosure, wash basin with vanity storage and WC.

The lower ground floor adds considerable versatility, with a substantial snooker / games room offering ample space for a full-sized table and additional seating. Glazed doors open onto a sheltered patio overlooking the gardens. An adjoining workshop provides extensive storage and practical workspace, with independent outside access and scope for alternative uses.

Occupying an elevated position within the historic grounds of Devon House, The Lawns stands in approximately 1.5 acres of established gardens and grounds, commanding magnificent views towards Dartmoor National Park and the surrounding countryside. A generous driveway provides ample parking and access to two double garages and two single garages, offering excellent facilities for car enthusiasts, storage or workshop use. The house is an attractive, individual residence, combining natural stone elevations, rendered finishes and a slate roof. Stone walling, landscaped terraces and architectural detailing enhance its character and complement the historic setting. The grounds are a particular highlight, with sweeping lawns, mature trees, established shrubs and colourful borders creating a picturesque and secluded environment. Natural stone retaining walls form a series of landscaped levels, linked by steps and pathways. A substantial paved terrace extends along the house, providing an excellent space for alfresco dining and entertaining whilst taking in the panoramic Dartmoor vista's. A further sheltered patio offers an additional seating area, while the expansive lower lawns provide plenty of room for recreation and family activities. Framed by mature woodland and enjoying a wonderful sense of privacy, the grounds provide an exceptional setting for this distinctive home, combining generous accommodation, extensive garaging and beautiful countryside surroundings.



LOCATION

Please check Google maps for exact distances and travel times. Property postcode: TQ13 9HD
what3words; passenger.numeral.spices

Schools

- Bovey Tracey Primary School: 1 mile
- Stover School: 4.6 miles
- Teign School: 5 miles

Nearby

- Finlake Resort & Spa: 3.6 miles
- Bovey Tracey Golf Centre: 1.6 miles
- Haytor Rocks: 5.4 miles

Transport Links

- Train station: Newton Abbot 8.2 miles
- Main travel link: A38 3.3 miles
- Airport: Exeter 18.2 miles



COMPLETE - Thoroughly Good Property Agents
Emlyn House, Fore St, Bovey Tracey, TQ13 9AD
t: 01626 832300
e: bovey@completeproperty.co.uk

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SIGNATURE HOMES

complete.