



26 Mary Street, Bovey Tracey - TQ13 9HE

£278,000 Freehold

Deceptively spacious three-bedroom home with stunning countryside views, south-facing garden and versatile cellar with sauna. Offering dual-aspect living and a charming summer house with wood burner.


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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge/ Diner: 18'1" x 12'6" (5.50m x 3.80m)

Kitchen: 12'1" x 9'1" (3.68m x 2.76m)

Bathroom: 5'11" x 5'6" (1.81m x 1.67m)

Bedroom: 13'1" x 12'8" (3.98m x 3.85m)

Bedroom: 16'1" x 8'11" (4.90m x 2.72m)

Bedroom: 9'4" x 8'2" (2.85m x 2.50m)

Utility Room: 7'3" x 5'11" (2.20m x 1.80m)

Cellar: 12'8" x 5'9" (3.85m x 1.76m)

USEFUL INFORMATION:

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: C (£2,221.28 p.a

2025/26)

EPC Rating: C

Tenure: Freehold

3 Year Devon Rule Applies

AGENTS INSIGHT:

"A deceptively spacious and versatile home enjoying far-reaching countryside views, a south-facing garden and a wealth of useful storage throughout. With features such as the cellar sauna, summer house with wood burner and potential for driveway parking (STPP), this is a property that truly offers more than first meets the eye."



STEP OUTSIDE:

To the front of the property, a gate opens onto a generous gravelled area. This space offers excellent potential to create driveway parking (subject to the necessary planning permissions) and includes side access to the rear garden. From the kitchen's side door, you step into a covered area with a built-in storage cupboard. This leads to a further side section of the property, providing space for a shed, additional storage and a designated bin area. To the rear, the south-facing garden is beautifully arranged and a true sun trap. It features raised vegetable beds, fruit trees and bushes, and a charming feature fish pond. The cellar can also be accessed externally from here. and a further shed, currently used as a summer house, creates a cosy retreat with a wood-burning stove – the perfect spot to enjoy the garden well into the evening.

LOCATION:

This property is situated, right in the heart of the town centre in Bovey Tracey. 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.





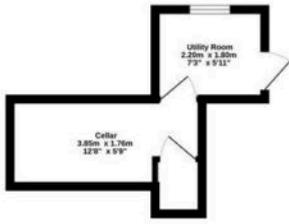
STEP INSIDE:

As you enter the property, you are welcomed into a spacious entrance hall providing access to all principal ground floor rooms and the staircase to the first floor. To your right is a useful storage cupboard – ideal for coats and shoes. The family bathroom is positioned on the ground floor and comprises a WC, wash hand basin and bath with overhead shower, complemented by a window allowing for natural light and ventilation. The kitchen enjoys beautiful views over Bovey Tracey and the surrounding countryside. It offers space for a fridge, oven/hob and dishwasher, with additional storage discreetly tucked away in the understairs cupboard. A convenient side door provides direct access to the garden. Completing the downstairs accommodation is the lounge/diner, a fantastic dual-aspect room featuring a bay window to the front and a large window overlooking the rear garden and far-reaching countryside views – creating a bright and inviting living and entertaining space.

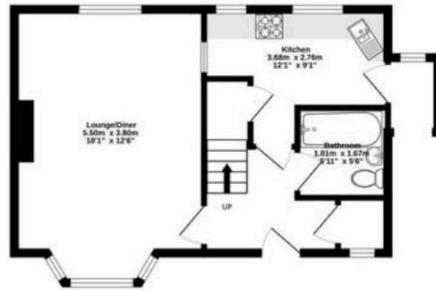
Upstairs, the principal bedroom is a generous double, currently arranged as a home office/bedroom. This dual-aspect room benefits from excellent natural light and features two useful cupboards over the stairs, ideal for additional storage or a laundry space. The second bedroom is another well-proportioned double, complete with a bay window, feature fireplace and housing the boiler cupboard. The third bedroom is a good-sized single room, enjoying elevated views across Bovey Tracey and an abundance of natural light. From the rear garden, a door leads into the utility room, which benefits from light and power and currently accommodates a freezer and washing machine. From the utility room there is a door down to the cellar which houses further storage and an infrared sauna room – a unique and desirable feature.



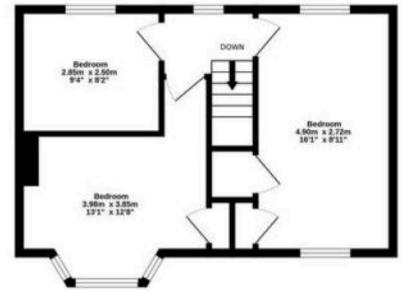
Lower Ground Floor
11.2 sq.m. (121 sq.ft.) approx.



Ground Floor
38.9 sq.m. (419 sq.ft.) approx.



1st Floor
37.5 sq.m. (403 sq.ft.) approx.



TOTAL FLOOR AREA : 87.6 sq.m. (943 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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