

# EDGEMOOR

Bovey Tracey, Devon



# A SPACIOUS VICTORIAN VILLA STYLE FAMILY HOUSE OVERLOOKING LARGE GARDENS, WITHIN A POPULAR DARTMOOR TOWN

## Summary of accommodation

**Ground Floor:** Entrance hall | Cloakroom | Drawing room | Conservatory/sun room | Kitchen/dining room | Orangery | Study/music room | Utility room

**First Floor:** Principal bedroom/dressing room/shower room suite | Four further bedrooms | Two bathrooms

**Outside:** Large gardens

**Distances:** A38 2 miles, Newton Abbot 6 miles, Exeter 17 miles

(All distances and times are approximate)

**Guide price:** £1,250,000



## SITUATION

The charming moorland town of Bovey Tracey, known as the 'gateway to Dartmoor', has a range of independent shops including butcher's, baker's, cafes, pubs, restaurants, galleries including the Devon Guild of Craftsmen, primary school, doctor's surgery and the nearby National Trust Parke Estate. There is a vibrant community with regular events such as the Bovey Tracey Craft festival.

There are several delightful Dartmoor villages and hamlets nearby, including the picturesque village of Lustleigh, one of Devon's most attractive, with its thatched cottages and period houses clustered around the village green and church, with popular pub, The Cleave, village shop and post office, tearooms and cricket ground. Not far up the hill, on the open moor, is the iconic Haytor Rocks.

There are 18 hole golf courses at Bovey Castle and Stover and Bovey Tracey provides a driving range and a 9 hole course.



Secondary schools in the area include South Dartmoor Community College and private schools with Stover, or Exeter School and Maynard School for girls in Exeter.

Newton Abbot has a more extensive selection of local amenities and the university and cathedral city of Exeter is within easy reach, via the A38.

Dartmoor is renowned for its spectacular scenery and abundant wildlife, with its granite tors, heather clad moorland and wooded valleys bisected by rushing streams and rivers and there are many opportunities on the doorstep for walking, cycling, riding, fishing etc.

Also within easy access is the stunning South Devon coast with its estuaries, beaches, coves and rocky cliffs and facilities for sailing.

At Exeter there is access onto the M5 motorway and an airport and in Newton Abbot is a station with mainline connections to London, via Exeter.

## THE PROPERTY

Set well back off Avenue Road, overlooking its large lawned gardens, Edgemoor is an impressive and spacious Victorian villa style house within the town, but an easy walk to all of the town's amenities, and also with very easy access to the A38 or up to the moor.

The house is beautifully presented with the well-proportioned, high ceilinged rooms, including features such as sash windows with shutters, attractive fireplaces, picture and dado rails, decorative cornicing and ceiling moulds, typical of the architectural period.

To one side of the entrance hall with exposed boarded flooring is the large drawing room with fireplace with marble surround and mantel with woodburner and door to the conservatory/sun room on the south side of the house, with French doors out to the gardens.



On the other side of the hall lies a beautifully appointed, generously proportioned open plan, kitchen/dining room with fully fitted kitchen with Everhot and island with breakfast bar, ideal for both casual dining and entertaining, and dining area with bay window, creating a bright and inviting setting.



A wide opening leads through into the delightful, light and airy, orangery with woodburner, roof lights and three quarter height windows and sets of French doors opening to the terrace and gardens. To the rear of the house is the study/music room, with rear staircase up to the first floor, and utility room with pantry.

Off the landing is the principal suite with bedroom with fitted wardrobe cupboards, shower room and dressing room/nursery. There are four further bedrooms, two with fitted wardrobes, and two bathrooms, each with both bath and shower, and fitted to a high standard throughout.

From the road the gravel entrance drive between stone pillars leads to a wide parking and turning area beside the house, providing parking space for multiple vehicles. French doors from the orangery open to a large stone paved terrace and, on the west side, the house overlooks large, mature, lawned gardens fringed by ornamental shrubs and trees and incorporating a garden shed.

To the rear of the house is a yard area and a pedestrian access to the road.



# PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains gas, electricity, water and drainage. Gas heating.

**Local Authority:** Teignbridge District Council: 01626 361101

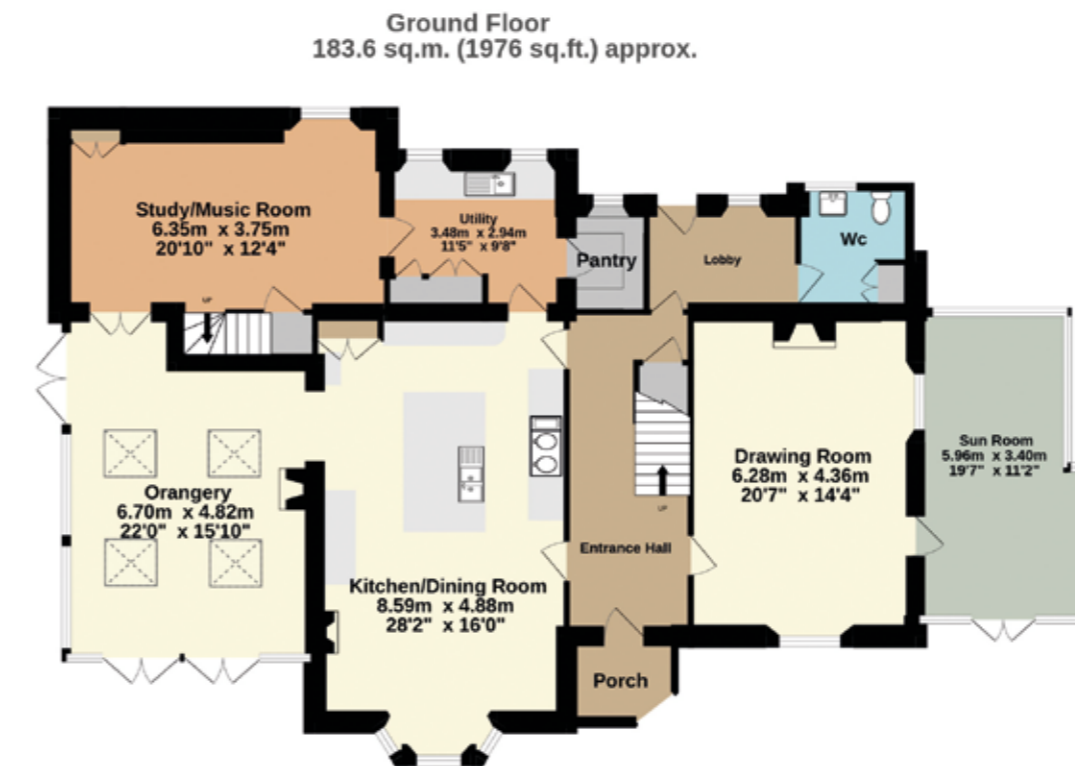
**EPC:** D

**Council Tax:** Band G

**Directions:** TQ13 9BX



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area  
314.7 sq.m. (3387 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

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