

Higher Cator Lodge, Haytor - TQ13 9XT

Guide Price £475,000 Freehold

Spacious semi-detached bungalow with stunning Dartmoor National Park views. 3 beds, conservatory, garage, parking and gardens. Requires modernisation. ****CHAIN FREE****


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Contact Us...

 01626 818094

 boveysales@chamberlains.co

 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge: 20'1" × 10'4" (6.12m x 3.16m)

Kitchen/ breakfast Room: 17'8" × 10'4"
(5.38m x 3.16m)

Conservatory: 19'8" × 11'2" (6.00m x
3.40m)

Bedroom: 11'8" × 10'4" (3.56m x 3.15m)

En-suite: 7'1" × 4'3" (2.17m x 1.30m)

Bedroom: 10'4" × 9'10" (3.15m x 3.00m)

Bedroom: 7'5" x 7'0" (2.25m x 2.13m)

Bathroom: 7'1" x 6'11" (2.17m x 2.10m)

Garage: 18'8" x 12'6" (5.70m x 3.80m)

Shed: 11'10" x 9'10" (3.60m x 3.00m)

USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: D

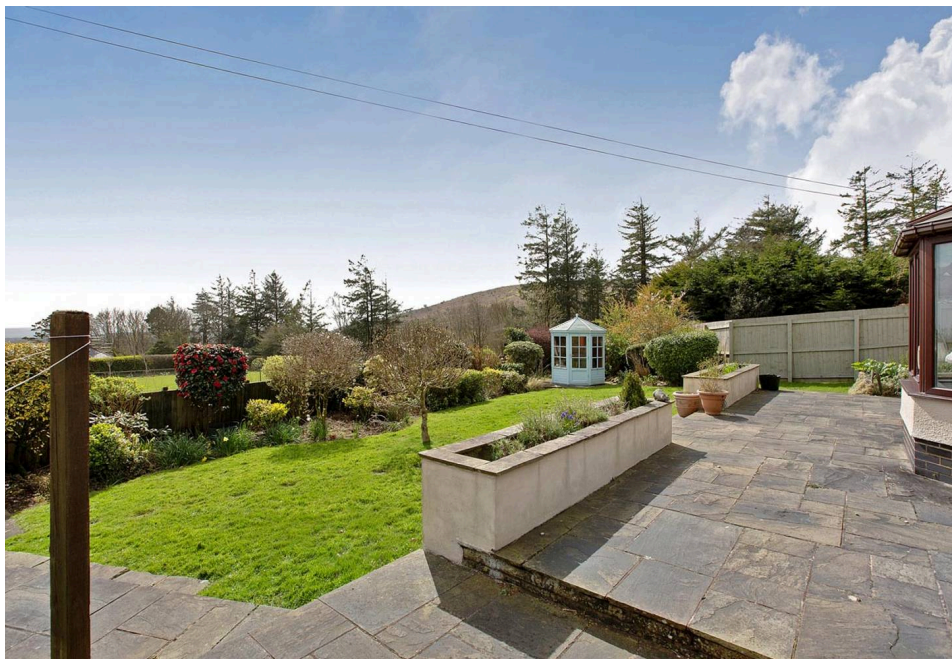
Council Tax Band: D (£2562.06 pa
2026/27)

Local Authority: Teignbridge District Council

Services: Mains water, drainage and
electricity. No water meter - rateable
charges.

Heating and hot water is supplied via the
Oil fired Stanley Range Cooker. Gas
cooker is run on LPG bottled gas.

The property has a number of solar panels
on the roof producing electricity and
reducing your electric bill.



STEP OUTSIDE:

Approaching the property, there is parking for up to three vehicles—two alongside the property and one within the gated area. A gate provides access to a detached garage, offering excellent storage space. To the side of the garage, a further gate leads into the rear garden. The garden is beautifully maintained and enjoys panoramic, far-reaching countryside views. It features a large patio area, ideal for outdoor dining and entertaining. A greenhouse is tucked neatly into the left-hand corner, alongside a useful storage shed. The garden is bordered by fencing, complemented by mature shrubs and trees. A charming summerhouse is positioned in the right-hand corner, perfectly placed to enjoy sunlight throughout the day.



AGENTS INSIGHT:

"This property offers an exceptional opportunity to create a beautiful home, now requiring a degree of modernisation. With panoramic views across Dartmoor National Park and generous, versatile accommodation, it's perfect for buyers looking to add value in a truly special setting."

LOCATION:

Situated in the sought-after Haytor area, this property enjoys a prime position within Dartmoor National Park, renowned for its dramatic landscapes, open moorland, and scenic walking routes. Despite its peaceful rural setting, the property remains within easy reach of nearby towns such as Bovey Tracey and Newton Abbot, offering a range of shops, amenities, and transport links.





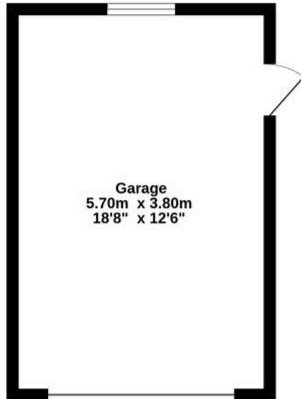
STEP INSIDE:

As you enter the property, you are immediately welcomed into a spacious rear conservatory. This bright and versatile area serves perfectly as a second reception room, enjoying stunning views over the beautifully maintained garden and the surrounding countryside. From the conservatory, sliding doors lead into the lounge—a comfortable and inviting space featuring a decorative fireplace. Natural light flows seamlessly from the conservatory, creating a warm and airy atmosphere. A further doorway from the conservatory leads into the hallway, providing access to the kitchen/breakfast room. This well-proportioned space offers ample room for a dining table and benefits from generous cupboard and worktop space. There is provision for a washing machine, oven/hob, and fridge freezer. The room also houses a large storage cupboard containing the property's water tank. Returning to the hallway, you will find the second bedroom, a good-sized double with built-in wardrobes and views to the front of the property. Adjacent is a well-proportioned single bedroom, also overlooking the front. The main bathroom is fitted with a bath and overhead shower, WC, wash basin, and bidet. The principal bedroom is a spacious double, complete with built-in wardrobes and a private En-suite shower room featuring a WC, wash basin, and shower cubicle.

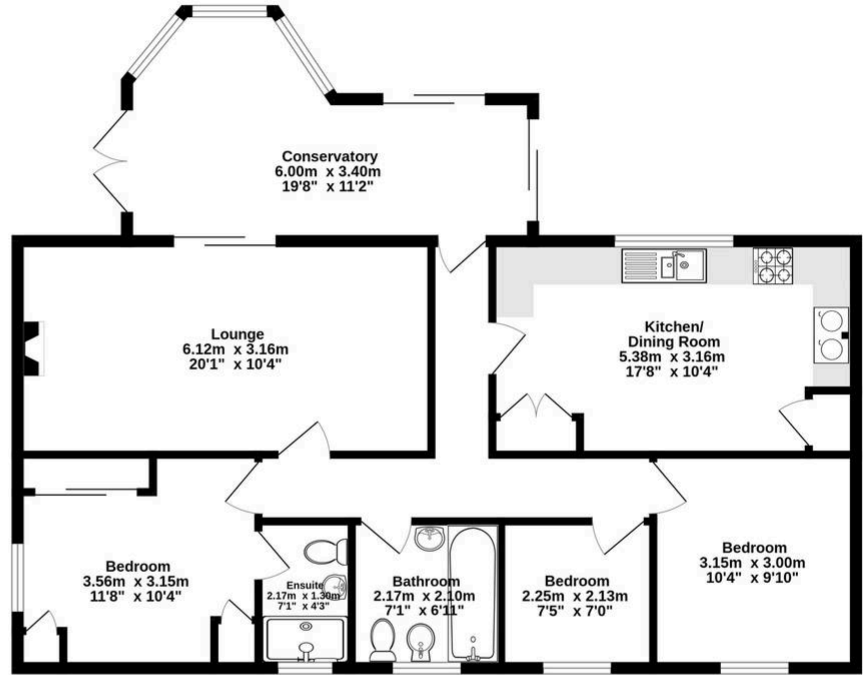
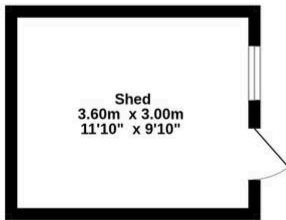


Garage
21.7 sq.m. (233 sq.ft.) approx.

Ground Floor
93.6 sq.m. (1007 sq.ft.) approx.



Outbuilding
10.8 sq.m. (116 sq.ft.) approx.



TOTAL FLOOR AREA : 126.1 sq.m. (1357 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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