



The Brake, Haytor







# The Brake, Haytor

Newton Abbot, Devon, TQ13 9XZ

Bovey Tracey: 3 miles, Newton Abbot: 8.5 miles, Exeter: 19 miles.

An impressive detached family home, sympathetically designed to be in keeping with the properties attractive Moorland surroundings, commanding an enviable elevated position with uninterrupted and far-reaching views over the neighbouring countryside, towards the South Devon coast.

- Unique Moorland situation
- Scope for modernisation
- 2705sqft of accommodation
- Driveway, parking, double garage
- Freehold
- Breath-taking rural views
- Attractive design
- 5 First floor bedrooms
- Extensive formal grounds
- Council tax band: B



Guide Price £1,400,000

## Stags Totnes

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@StagsProperty

## SITUATION

Located close to Haytor rock in the Dartmoor National Park with its thousands of beautiful unspoilt moorland acres in which to enjoy a range of outdoor pursuits including riding, cycling, fishing and walking. The town of Bovey Tracey (3 miles) has a range of day-to-day amenities and facilities including medical, veterinary and dental services, deli's, galleries, banks, bakeries, library, churches, pubs and schooling. There is further excellent schooling at Liverton, Torquay Grammar and Stover.

The property is well located for access to places further afield, including Newton Abbot with a wider range of leisure, recreational and shopping facilities plus a mainline railway station to London Paddington in just over 150 minutes. The City of Exeter, the administrative centre and county capital of Devon, is just 19 miles from the property. With a comprehensive range of facilities, such as an expansive high street and shopping district, a wonderful mix of arts and entertaining, plus sporting teams including Exeter Chiefs rugby club, which competes in the English Rugby Union Premiership division.

## DESCRIPTION

The Brake is a fine example of 'one-off' family home built in-keeping with the properties stunning Moorland surroundings. Built in 2000, it combines granite and wooden exterior facings with glass ensuring that the beautiful surroundings of the property are showcased from both the ground floor entertaining spaces with the first floor bedrooms. Extending to over 2,700sqft the property can comfortably cater for a family, while also offering potential for multi-generational living thanks to the two internal staircases. Servicing this property are its extensive grounds, lawns extend away from the dwelling gently sloping away giving way to the view for the property, which is accompanied by parking and a double garage.

## ACCOMMODATION

On the ground floor, the property transitions into a series of expansive and versatile reception spaces perfectly suited for both sophisticated formal entertaining and comfortable family life. A refined sitting room and a separate, inviting family room provide flexible areas for relaxation, while the bright breakfast room creates a natural, open flow into the kitchen. The social hub of the home is the family kitchen, where a comprehensive range of quality wall and base units provides ample storage, complemented by dedicated space for a traditional electric stove set within an attractive stone fronted surround. Both the kitchen and the primary sitting room enjoy a wonderful outlook across the private grounds, strategically positioned to make the most of the beautiful rural views. Every modern convenience is accounted for with the inclusion of a dedicated home office for quiet study, a sizeable utility room for laundry and domestic tasks, a guest cloakroom featuring a WC and wash hand basin, and a separate store room for extensive storage needs.





The main entrance opens into a spacious reception hall on the sub-level, providing access to both the ground and first floors. The substantial principal suite is a true highlight, featuring a walk-in wardrobe and a private en-suite bathroom fitted with a shower, bath, wash hand basin, and WC. This master retreat is further elevated by a striking apex window with a Juliette balcony, designed to capture the superb views of the surrounding landscape. A second well-proportioned bedroom also benefits from its own en-suite, comprising a shower cubicle, wash hand basin, and WC. The three additional bedrooms are well-served by a modern family bathroom, which is fully equipped with a bath, a separate walk-in shower, a wash hand basin, and a WC. This floor also provides convenient internal access to the large integral garage.

### GARDENS & GROUNDS

The property is approached via a gravel drive with a gate from the road. This leads to a level parking area that can accommodate numerous cars set in front of a double garage with power, lighting and a WC gardeners loo.

Formal lawns stretch away from the dwelling, with a level area set outside of the ground floor accommodation providing ample space for outdoor seating and dining. The land gently slopes away from the dwelling with a vegetable garden set at the lower end of the plot featuring ample space for a productive garden, that is accompanied by a greenhouse and a shed. To the north-east of the plot is a beautiful bluebell meadow, featuring fruit trees, that leads into a small coppice. In total the grounds extend to 1.84 acres.

### SERVICES

Oil fired central heating. Private drainage. Mains water and electricity. Ofcom advises that standard broadband and mobile coverage from the major providers is available.

### LOCAL AUTHORITY

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ  
Tel: 01626 832093 Email:hq@dartmoor-npa.gov.uk

### VIEWINGS

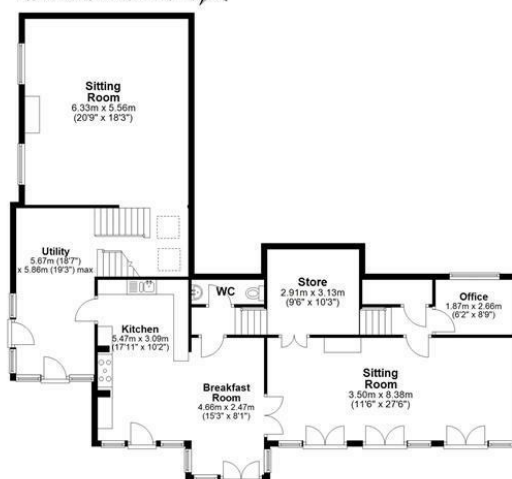
Strictly by appointment through the agents please.

### DIRECTIONS

From Exeter proceed south on the A38, exiting at the Drumbridges roundabout and follow the signs for Bovey Tracey. Pass through one set of traffic lights, straight over the following roundabout signposted Bovey Tracey and at the second roundabout take the first exit signposted Manaton. Follow this road for about half a mile and take the first left at the fork in the road. Drive up the hill, over the cattle grid and after 100 yards, the entrance to the property can be found on the left-hand side.

what3words: ///marginal.seriously.packets

**Ground Floor**  
Approx. 142.4 sq. metres (1532.6 sq. feet)



**First Floor**

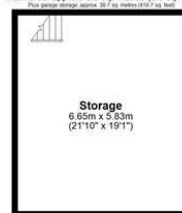
Main area: approx. 109.0 sq. metres (1173.2 sq. feet)  
Plus garage: approx. 37.8 sq. metres (407.2 sq. feet)



Main area: Approx. 251.4 sq. metres (2705.7 sq. feet)  
Plus garage: approx. 37.8 sq. metres (407.2 sq. feet)  
Plus garage storage: approx. 25.7 sq. metres (276.7 sq. feet)

**Garage Storage**

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garage storage: approx. 25.7 sq. metres (276.7 sq. feet)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	69	73
	EU Directive 2002/91/EC	



