

## Bramley House Chapple Road, Bovey Tracey - TQ13 9JX

£800,000 Freehold

A spacious 4/5 bedroom residence offering versatile living with an open-plan kitchen, separate lounge, a good sized, private garden and ample driveway parking - perfect for modern family life.

  
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### STEP INSIDE:

From the moment you step inside, Bramley House impresses with an immediate sense of space and light. The welcoming entrance hall offers a refined first impression, with ample room for coats and footwear, while providing seamless access to the principal ground floor accommodation and the staircase rising to the first floor. The elegant sitting room is a beautifully proportioned space, featuring a characterful fireplace (currently unused by the present owners) and triple-aspect windows that bathe the room in natural light throughout the day. Adjacent is a highly versatile, second reception room, currently arranged as a guest suite and home office. This adaptable room lends itself effortlessly to a variety of uses, whether as a snug, studio, or additional reception space. A well-appointed cloakroom with WC and wash basin, along with generous under-stairs storage, ensures practicality is thoughtfully integrated into the home. Undoubtedly the heart of the property lies in the impressive open-plan kitchen, dining, and snug area — a superb contemporary space designed for both everyday living and entertaining. The snug area enjoys a delightful outlook over the garden, with bifold doors opening directly onto the patio, while a partially glazed roof floods the space with natural light, enhancing the connection between inside and out. The kitchen and dining area is equally well considered, offering ample space for a large dining table alongside extensive worktop and storage provisions. There is dedicated space for integrated appliances including a dishwasher, oven and hob, and a full-size fridge/freezer. A separate utility room provides further storage and preparation space, with room for laundry appliances, and benefits from direct access to the side pathway and garden.

The first floor continues the home's light and airy feel, with a window illuminating the landing and creating a bright, welcoming space. The principal suite is particularly impressive — a generous double bedroom enjoying dual-aspect views across the rear garden. This room is complemented by a stylish En-suite shower room, recently updated with contemporary fittings, and a spacious walk-in wardrobe offering excellent storage and organisation. Bedrooms two and three are both well-proportioned doubles, each offering ample space for furnishings, with bedroom three further benefitting from a built-in wardrobe. The fourth bedroom is a comfortable single room, enhanced by dual-aspect windows and a substantial built-in cupboard, making it ideal as a child's room, guest room, or study. The family bathroom is tastefully appointed, featuring a bath with overhead shower, WC, and wash basin.

## USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: C

Council Tax Band: F (£3823.52 pa 2026/27)

Local Authority: Teignbridge District Council

Services: Mains water, drainage and electricity.

Heating: Air Source Heat Pump. (Approx 6 years old)

Solar Panels with income (feed in tariff) (approx 6 years old)

Location: what three word:

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Plot Size: 0.23 Acres

Please note: The Tesla Battery linked to the solar panels can be purchased under separate negotiations.

## SELLERS INSIGHT:

"Much-loved by our family for two generations, this warm and welcoming home has been the setting for countless special memories. We've loved the wonderfully private and secluded position, which offers the best of both worlds—peaceful surroundings with easy access to beautiful country walks right from the doorstep, while still being just a short stroll to the parks and central Bovey. The natural light, friendly neighbours, ample space for children to run round safely, and a kitchen made for our friends and family to gather are all key things we've loved about this home. It's been much loved and cared for and is now ready for its next chapter."



**STEP OUTSIDE:** Set within a generous and private plot, Bramley House enjoys a peaceful, semi-rural setting, enclosed by mature hedging that provides both privacy and a picturesque outlook. A substantial driveway offers parking for multiple vehicles and leads to a garage, currently utilised as a storage and recreational space. The front garden is attractively laid to lawn and thoughtfully planted with pear and plum trees alongside established vegetable beds, creating a charming and productive outdoor environment. The property is set well back from the road, enhancing its sense of tranquillity and exclusivity, with gated access to both sides. To the rear, the landscaped garden has been designed with both relaxation and entertaining in mind. A generous patio area sits directly off the main living space, offering the perfect setting for al fresco dining and seamless indoor-outdoor living. Beyond, the garden is predominantly laid to lawn, bordered by mature trees and shrubs, creating a wonderfully secluded and private setting. A pathway leads to the garage and an exceptional outdoor office — fully insulated and equipped with power and lighting. Overlooking the garden, this versatile space is ideal for home working, creative pursuits, or leisure use. Additional features include EV charging point, solar panels, an air source heat pump and a Tesla battery (available by separate negotiation), reflecting the home's forward-thinking approach to energy efficiency.

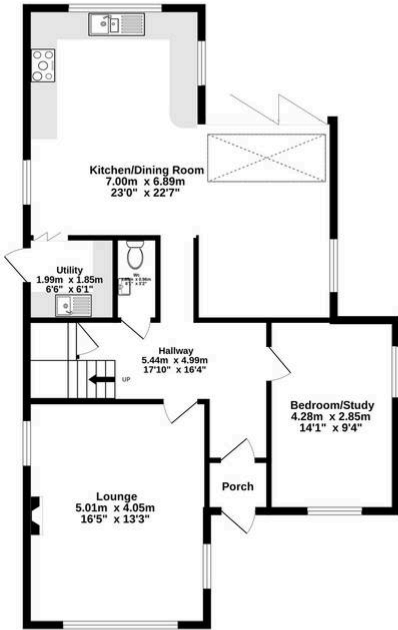


## LOCATION:

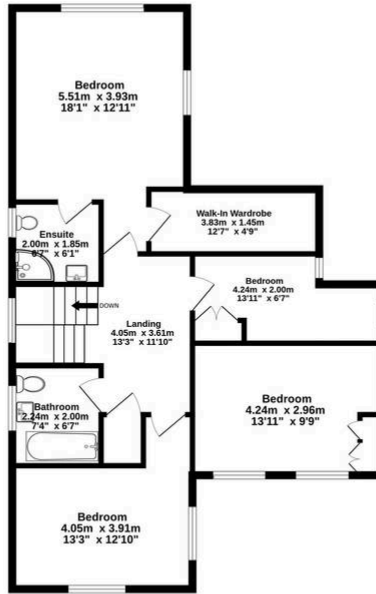
This detached home is situated about a mile from the town centre in the popular area of Brimley. Known as the "Gateway to the Moors", Bovey Tracey offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The town also benefits from good 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.



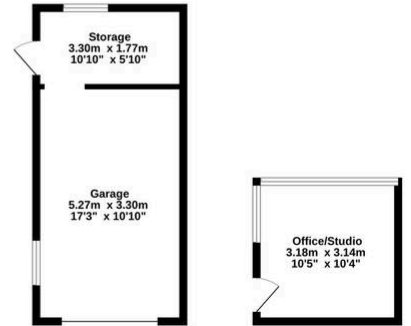
Ground Floor  
86.4 sq.m. (930 sq.ft.) approx.



1st Floor  
76.5 sq.m. (823 sq.ft.) approx.



Office/Studio  
33.2 sq.m. (358 sq.ft.) approx.



TOTAL FLOOR AREA : 196.1 sq.m. (2111 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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