



£825,000

Kiln Shotts, Haytor, Newton Abbot, Devon, TQ13 9XR





Detached bungalow with a self-contained two-bedroom annexe, set in an exceptional position close to Haytor. Occupying 3.27 ACRES of private gardens, woodland and grounds, with direct access onto the open moor.

A rare opportunity to enjoy a wonderfully secluded Dartmoor lifestyle, with extensive outbuildings and beautiful surrounding countryside.

- Two generous reception rooms plus a spacious sun room
- Three bedrooms in the main bungalow
- Family bathroom and separate utility room
- Well-equipped kitchen with walk-in larder and adjoining dining room
- Self-contained two-bedroom annexe with kitchen/breakfast room, sitting room & shower room
- Approximately 3.27 ACRES of gardens, woodland, vegetable plots and grounds
- Extensive outbuildings including double garage, workshop with power, tractor shed and additional barn
- Private drive with generous parking
- Gate from the grounds providing direct access onto Haytor

LOCATION: Set in an exceptional position on the doorstep of Haytor and the open landscapes of Dartmoor National Park, this is a location that offers an enviable combination of rural tranquillity, outstanding scenery and surprisingly easy access to everyday amenities.

The surrounding countryside is quite literally on the doorstep, with miles of open moorland, granite tors and footpaths to explore on foot. The area is particularly appealing for walkers, cyclists and those who simply enjoy being outdoors. Wildlife is abundant, with Dartmoor ponies, native birds and other moorland and woodland species regularly seen across the area, while deer are also regularly spotted in the grounds of the property itself.

For a coffee, lunch or a meal out, there are a number of popular rural cafés, pubs and restaurants nearby, including The Rock Inn at Haytor Vale and Tinpickle And Rhum at The Moorland Hotel, while Ullacombe Farm Cafe & Shop provides a farm shop and café on the road towards Bovey Tracey.

The nearby village of Ilsington has a village shop, while Bovey Tracey, approximately four miles away, provides a wider range of everyday amenities including independent shops, cafés, pubs, a supermarket and community facilities.

Despite its rural setting, the property is well placed for travel. Bovey Tracey provides access to the A38 Devon Expressway, giving straightforward connections towards Exeter and Plymouth, while Newton Abbot offers a mainline railway station with services towards Exeter, Plymouth and beyond. Exeter is also readily accessible for city shopping, business and leisure.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

Double glazed entrance door to the...

SUN ROOM 15' 5" (4.70m) x 15' 4" (4.67m): Windows to front and to side. Further double glazed door to the outside. Slate tiled flooring. Timber clad walls. Double glazed ceiling lights. Two steps up to the main part of the property.

HALLWAY. Slate tiled flooring. Hatch to roof. Doors lead off to the utility room, kitchen and annexe.

SITTING ROOM 17' 9" (5.41m) x 15' 9" (4.80m): Double glazed window to front. Radiator. Downlighters. Cast iron wood burner. Fitted shelving along one wall. Opening through to the dining room.

DINING ROOM 11' 8" (3.56m) x 11' 7" (3.53m): Double glazed window to rear. Stripped wood flooring. Radiator. Opening through to kitchen. Door to inner hallway.

KITCHEN 11' 9" (3.58m) x 11' 8" (3.56m): Double glazed window to rear. Opaque glazed stable door to outside. Stone effect worktop surfaces in tiled splashback with inset one and a half bowl stainless steel sink with drainer and mixer tap. Hotpoint ceramic hob. Cupboards and drawers under. Fitted double oven. Space for dishwasher and fridge freezer. Matching wall mounted cupboards. Walk-in larder. Tiled floor. Extractor fan.

INNER HALLWAY. Hatch to roof. Built-in airing cupboard with shelving. Doors lead off to...

BEDROOM 15' 9" (4.80m) x 11' 8" (3.56m): Double glazed window to front and to side. Radiator.

BEDROOM 11' 9" (3.58m) x 11' 8" (3.56m): Double glazed window to side and to rear. Radiator.

BEDROOM 11' 8" (3.56m) x 9' 9" (2.97m): Currently used as a study. Double glazed window to front. Radiator. Wood flooring.

BATHROOM 7' 7" (2.31m) x 7' 7" (2.31m): Pine clad panelled bath in full tiled surround with mixer shower tap. Low level W.C. Wash hand basin in a vanity unit with cupboards under. Cork tiled flooring. Double glazed window to rear. Extractor fan. Downlighters. Chrome rung radiator.

UTILITY ROOM 8' 2" (2.49m) x 7' 5" (2.26m): Tiled floor. Floor standing oil fired boiler. Window to rear. Space for stacked washing machine and drier.

ANNEXE

KITCHEN BREAKFAST ROOM 14' (4.27m) x 11' 5" (3.48m): Window looking into the sun room. Door to outside. Radiator. Downlighters. Worktop surfaces in tiled splashback with one and half bowl sink with drainer and mixer tap. Fitted double oven and hob. Space for fridge. Breakfast bar. Doors lead off to..

SITTING ROOM 12' 7" (3.84m) x 11' 5" (3.48m): Double glazed double doors to the front. Window to side. Coved ceiling. Radiator. Fitted cast iron woodburner.

Door from kitchen breakfast room leads to...

INNER HALLWAY. Airing cupboard with factory lagged copper cylinder and shelving. Doors lead off to...



BEDROOM 12' 7" (3.84m) x 11' 2" (3.40m): Window to rear. Coved ceiling. Radiator.

BEDROOM 11' 3" (3.43m) x 7' 9" (2.36m): Window to rear. Radiator.

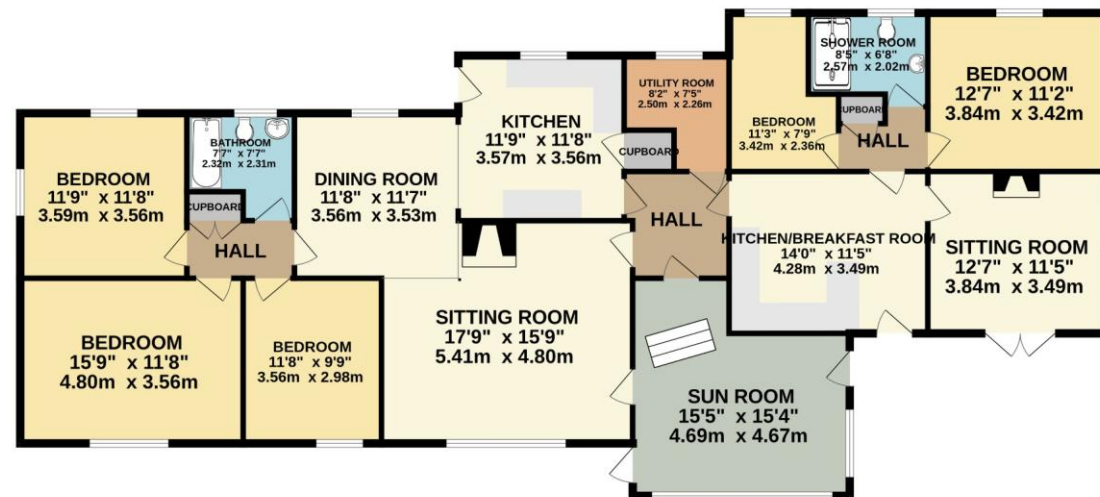
SHOWER ROOM 8' 5" (2.57m) x 8' 6" (2.59m): Large walk-in shower cubicle with glass screen and built-in shower. Low level W.C. Pedestal wash hand basin. Walls in full tiled surround. Opaque window to rear. Extractor fan. Radiator. Dimplex electric heater.

GARDENS & GROUNDS: The property is approached via a shared driveway which leads onto a private drive, sweeping gently upwards towards the bungalow. The gardens and grounds are a particular feature, extending to approximately **3.27 ACRES IN TOTAL**. Immediately surrounding the bungalow are areas of lawn, mature planted beds and productive vegetable plots, creating an attractive and wonderfully private setting. Beyond the formal gardens, the grounds extend into a substantial area of woodland, providing a peaceful natural backdrop and abundant wildlife. At the top of the woodland, a gate provides direct access across the road onto Haytor and the open expanse of Dartmoor, making this a truly exceptional position for those who enjoy walking and the outdoors. The extensive grounds also offer an impressive range of outbuildings, including a **WORKSHOP** 17' (5.18m) x 9' 10" (3.00m) with power, **TRACTOR SHED** 11' 9" (3.58m) x 10' (3.05m), **DOUBLE GARAGE** 17' 2" (5.23m) x 17' (5.18m) and an additional **BARN** alongside the garage 18' 6" (5.64m) x 13' (3.96m) providing excellent further storage and parking.

DIRECTIONS: From the Drumbridges Roundabout on the A38, take the B3344/Bovey Straights towards Bovey Tracey. At the second mini roundabout, turn left onto the B3387, signposted Haytor and Widecombe. Continue along this road, bearing left at Five Wyches Cross and following signs for Haytor and Widecombe. Proceed for just under three miles, climbing onto the open moor, then turn left signposted Haytor Vale and Ilsington. Continue over the cattle grid, and turn left into Haytor Vale and the property will be found down this road on the left hand side.

WHAT3WORDS: ///washed.messed.pokes

GROUND FLOOR
1957 sq.ft. (181.8 sq.m.) approx.



TOTAL FLOOR AREA : 1957 sq.ft. (181.8 sq.m.) 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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TENURE: Freehold

SERVICES: Mains electricity, water and drainage. Oil fired heating.

COUNCIL TAX: BAND G - £4270.10

PREDICTED BROADBAND SPEEDS: Basic: 19 Mbps - Superfast: 80 Mbps

Telephone:

01395 265530

Email:

exmouth@hallandscott.co.uk

Website:

www.hallandscott.co.uk

Address:

Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

