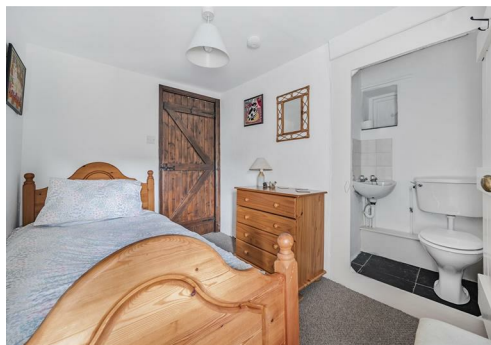




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2 Freelands Cottage

## 2 Freelands Cottage, Manaton, Newton Abbot, Devon, TQ13 9UH



Bovey Tracey: 5 miles, Newton Abbot: 10 miles, Exeter: 21 miles.

A charming cottage, situated in a charming Dartmoor village and close to village amenities.

- Semi-Detached Cottage
- Beautiful Moorland Setting
- Ideal Country Retreat
- Grade II listed
- Period Features
- 3 Bedrooms
- Cottage Garden
- Storage
- Freehold
- Council Tax Band: D

Guide Price £425,000

### SITUATION

Manaton is surrounded by beautiful moorland countryside, being a combination of open moorland with rugged tors contrasted by sheltered wooded valleys and shallow coombes. Manaton has a strong community with a fine 15th Century parish church adjoining the village green, church hall and a well-regarded pub with shop.

The well known moorland town of Widecombe-in-the-moor lies less than 3 miles distant and has a wider range of shops, services and amenities. The town of Bovey Tracey (4 miles) has an excellent range of shops and facilities whilst the market town of Newton Abbot with its mainline railway station on the London Paddington line together with extensive facilities and further shopping is 11 miles.

### DESCRIPTION

Nestled in the heart of a charming Dartmoor village, 2 Freelands Cottage is a delightful three-bedroom semi-detached cottage, a stunning example of a Grade II listed property brimming with character and charm. With its traditional part thatched roof, exposed beams, and a beautiful original fireplace housing a log burner, this home offers an abundance of period features alongside modern comforts. This quintessential thatched cottage combines historic charm with modern-day living, making it a rare opportunity to own a piece of Dartmoor's heritage, marketed for the first time in 60 years.

### ACCOMMODATION

The ground floor boasts a welcoming sitting room, showcasing the magnificent original fireplace with a log burner, creating a cosy and inviting space. The kitchen/breakfast room is well-appointed with fitted wall and base units, offering ample storage and functionality, while French doors provide direct access to the garden, making it perfect for entertaining. A convenient shower room completes the ground floor accommodation which also offers space as a utility room.

The first floor comprises three bedrooms, including two doubles and one single. The single bedroom benefits from an en suite

cloakroom, adding a touch of luxury and practicality to this charming home. The family bathroom services the three bedrooms, comprising a bath, wash basin and WC.

### OUTSIDE

The garden is a true retreat, predominantly laid to lawn and bordered by an array of colourful bedding plants. It offers a peaceful setting to relax and enjoy the outdoors, complete with a garden shed and additional storage for practical use.

### SERVICES

Mains water, electricity and drainage. Solid fuel heating with an immersion tank. Ofcom advises that there is limited mobile coverage and superfast broadband available to the property.

### AGENTS NOTE

There is a flying freehold between this and the neighbouring property. Please contact the agents for more information.

### INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

### LOCAL AUTHORITY

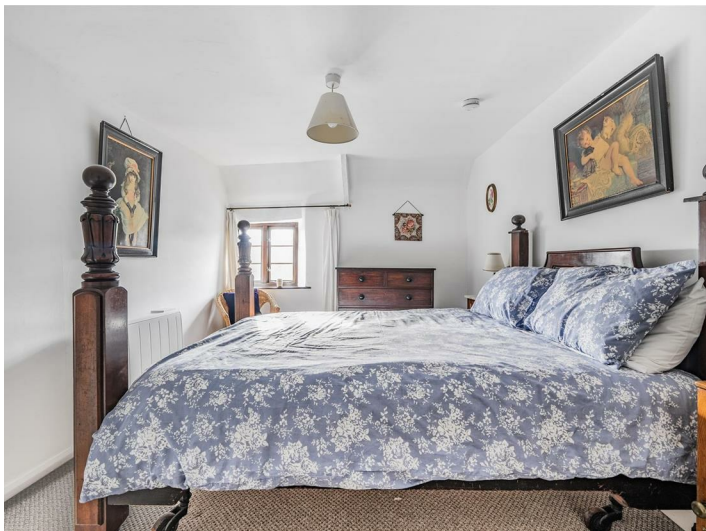
Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

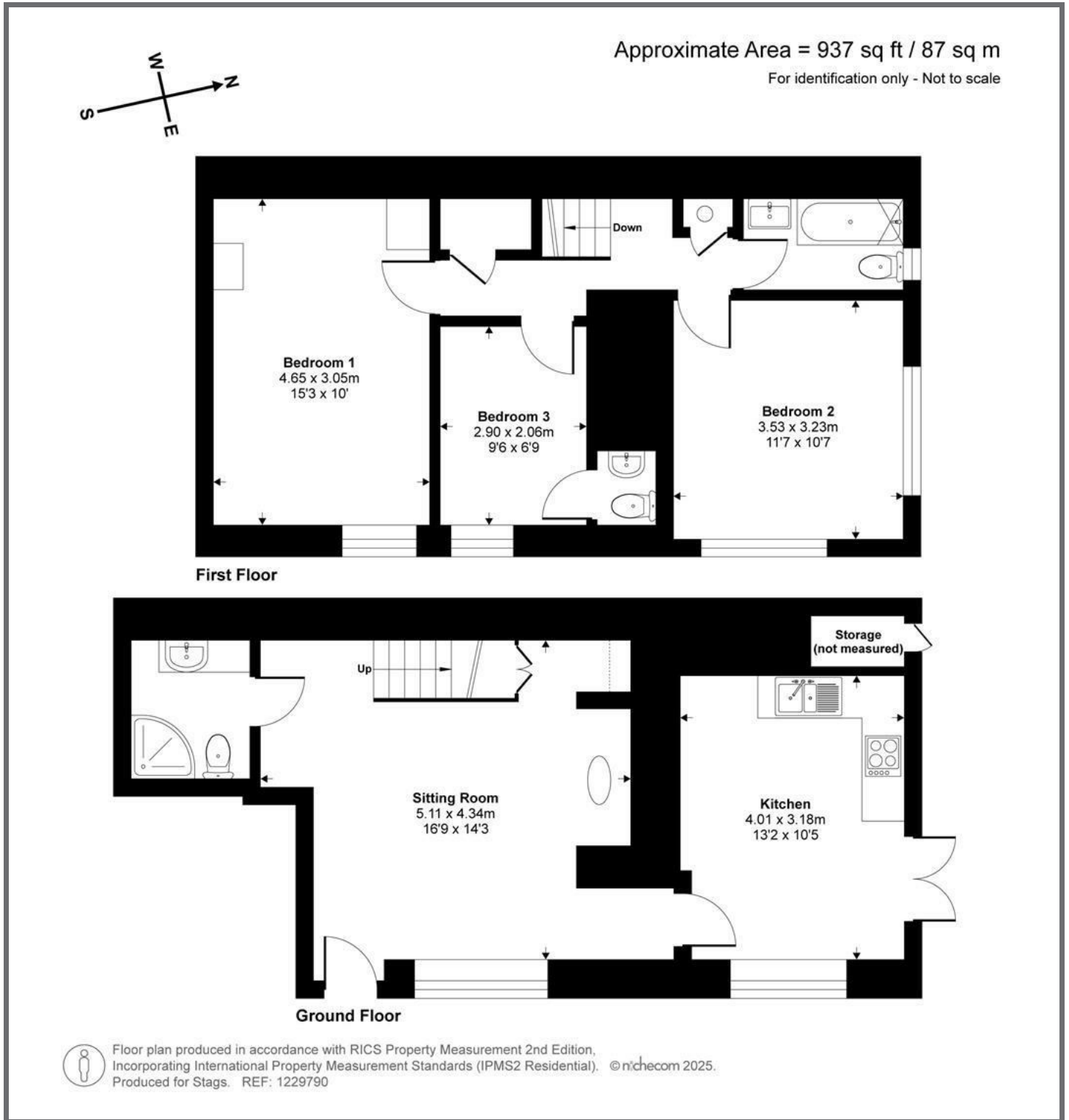
Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ. Tel: 01626 832093. Email: hq@dartmoor-npa.gov.uk.

### DIRECTIONS

Heading southbound on the A38 turn off at the Drumbridges junction for Mortonhampstead. Follow the signs for Bovey Tracey. At the first roundabout, take the second exit and then at the following roundabout take the first exit. Stay on this road until passing the National Park entrance. Continue on this road past the sign for Haytor. After around 3 miles enter the village of Manaton. Continue past the Kestor pub where the property can be found shortly afterwards on the right hand side.

What3Words: ///charities.trams.breezy





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
(92-100) A	(81-91) B		
(69-80) C	(51-60) D		69
(39-50) E	(21-30) F	38	
(1-38) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

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