



Brenick High Close, Bovey Tracey - TQ13 9EX

SOLD BY AUCTION £575,000 Freehold

Spacious detached home with flexible living, stunning valley views, double garage, gardens, potential for a self-contained annexe, set in a peaceful semi-rural setting. *CHAIN FREE*

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STEP INSIDE:

As you enter through the welcoming stone porch it leads into a spacious and light-filled entrance hallway, which is complete with a practical storage cupboard and elegant arched opening that sets a graceful tone for the home. From here, step directly into the impressive lounge, a generous and cosy focal point with a beautiful stone fireplace, large windows capturing the stunning valley outlook, and a patio door allowing you to open seamlessly to the rear terrace for effortless indoor-outdoor flow. An arched doorway connects through to the elegant dining room, perfectly suited for family gatherings or formal entertaining, with double patio doors leading out to the garden, lovely views over the gardens and forest beyond. Adjacent lies the bright and sociable kitchen/breakfast room – the true heart of the home – flooded with natural light from skylights overhead. It features cream cabinetry, black granite work surfaces, integrated appliances (oven, hob, extractor, dishwasher), and ample space for a central breakfast table, making it ideal for casual meals and morning coffees.

Off the main circulation areas, a versatile reception room (currently used as a bedroom) provides flexible space for a home office, playroom, or additional guest accommodation. Nearby, a further double bedroom benefits from fitted built-in wardrobes for excellent storage, while a handy utility room offers space for laundry appliances, sink, and extra storage. A separate storage cupboard and laundry cupboard add to the practical downstairs layout. Completing this level is a well-appointed bathroom with bath, separate shower cubical, wash basin, and WC. Finishing the ground floor is the principal bedroom, benefiting from an en-suite shower room for added privacy and convenience.

Descending down the stair to the basement level offers valuable additional space, currently arranged as a self-contained annex with a bedroom, En-suite shower room, and a study/storage room – ideal for guests, hobbies, gym, or potential further adaptation (subject to consents).

Please note: A structural report relating to the retaining walls is available for inspection by prospective purchasers. Please contact the selling agent for further details. The asking price has been adjusted to reflect the anticipated cost of the remedial works required.

ROOM MEASUREMENTS:

Entrance Hall: 10'11" x 6'11" (3.34m x 2.11m)

Hallway: 22'1" x 18'1" (6.72m x 5.50m)

Lounge: 18'1" x 15'8" (5.50m x 4.78m)

Dining Room: 11'11" x 9'6" (3.64m x 2.90m)

Kitchen/ Breakfast Room: 16'6" x 11'11" (5.03m x 3.64m)

Bedroom/ Reception Room: 14'3" x 10'6" (4.35m x 3.19m)

Utility: 8'4" x 6'9" (2.54m x 2.05m)

Store: 5'8" x 3'9" (1.73m x 1.14m)

Bathroom: 11'1" x 9'1" (3.38m x 2.78m)

Laundry Room: 11'1" x 6'9" (3.38m x 2.06m)

Bedroom: 11'11" x 11'9" (3.64m x 3.57m)

Bedroom: 13'3" x 12'2" (4.05m x 3.70m)

En-suite: 12'8" x 3'10" (3.87m x 1.16m)

Bedroom: 15'8" x 14'11" (4.78m x 5.54m)

En-suite: 8'8" x 5'3" (2.65m x 1.59m)

Storage Room/ Study: 12'8" x 9'6" (3.86m x 2.90m)

Double garage: 19'6" x 16'6" (5.94m x 5'04m)

USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: F (3823.52 2026/27)

EPC Rating: C

Local Authority: Teignbridge District Council

Services: Mains water, drainage & electricity.

Heating: Gas Central Heating.



STEP OUTSIDE:

The beautifully maintained, tiered gardens are a standout feature, wrapping around the front of the property and descending gently to the stream below. Lawned areas blend with established shrub borders, spring bulbs, and feature stone steps and paths, creating peaceful seating spots to enjoy the tranquil soundtrack of the waterfall. A raised terrace directly off the lounge and kitchen is perfect for outside dining, while the south/west-facing aspects maximise the breathtaking rural panorama. A sweeping driveway provides extensive parking and leads to the attached double garage with power and light. An additional patio and level garden just off the rear of the home offer more outdoor entertaining options, all enveloped by mature hedging and trees for privacy. This rare and characterful home combines spacious, well-thought-out accommodation with approx 0.5 acre, enviable plot in a serene location – an ideal retreat for families seeking space, natural beauty, and convenience.



LOCATION:

This beautiful detached home is situated, right near the heart of the town centre in Bovey Tracey. 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.

AGENTS INSIGHT:

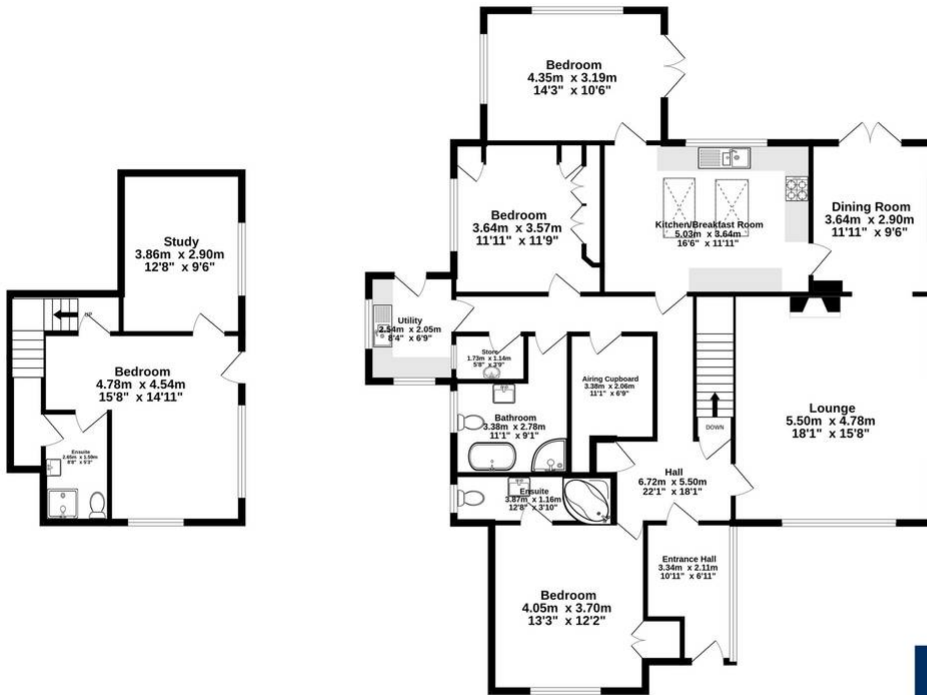
"This exceptional detached home stands out in today's market for its rare combination of generous, versatile accommodation and a truly enviable 0.5 acre, elevated plot with uninterrupted valley views and private stream frontage. Located in a peaceful semi-rural locations."



Basement
38.1 sq.m. (410 sq.ft.) approx.

Ground Floor
145.9 sq.m. (1571 sq.ft.) approx.

Double Garage
29.9 sq.m. (322 sq.ft.) approx.



TOTAL FLOOR AREA : 214.0 sq.m. (2303 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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