Keepers Cottage

STAGS

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Bovey Tracey, Newton Abbot, Devon, TQ13 9LJ

Exeter (18.7 miles), Bovey Tracey (2 miles), Newton Abbot train station (7 miles), Totnes (16 miles)

A true rural idle based on the edge of the tranquil ancient woodland of Yarner Wood, near the charming market town of Bovey Tracey.

- Once in a lifetime opportunity
- Mindful, secluded and very peaceful location
- Yet only 2 miles from Bovey Tracey
- Solid stone built 3 bedroom cottage
- Council Tax Band: D
- Wildlife and nature lovers delight
- Reconnect with nature and slow down
- Price reflects the updating required
- Not listed
- Freehold

Offers Over £450,000

SITUATION

Keepers Cottage enjoys a truly special and rare setting within the beautiful Yarner Wood. It is an exceptional privilege to have the opportunity to live in a place so immersed in nature, surrounded by ancient woodland and wildlife. Step outside and you can walk for miles along peaceful woodland paths, often without seeing another person. For birdwatchers and wildlife enthusiasts, it is a wonderful chance to experience nature at its most undisturbed, with birdsong, wildlife and the changing seasons right on your doorstep. Places like this are incredibly rare — a chance to slow down, reconnect with nature and enjoy the extraordinary feeling of having the woods almost entirely to yourself

This desirable location is complemented by the excellent amenities of Bovey Tracey. Here you'll find a delightful blend of independent gourmet food shops, artisan butchers, and cafés, alongside well-stocked supermarkets and useful services such as a library, gym and pharmacies. The town also boasts a vibrant arts and crafts scene, weekly farmer's market, refined restaurants and traditional pubs — all framed by the heritage granite buildings and winding streets of this historic Devonshire town.

DESCRIPTION

Keeper’s Cottage is a most attractive stone-built country home, offering charming and versatile accommodation arranged across three bedrooms, three reception rooms and two bathrooms. Built from stone with a slate roof, Keeper's Cottage started it's life in 1800's as a two up, two down cottage. In 1970 an extension was bult out of block and rendered externally, with the sunroom being added in 2015. The property enjoys a wonderfully peaceful rural setting, enhanced by a separate timber-built garage and a generous garden positioned just across the quiet lane. Extending to approximately 0.30 acres, the garden is predominantly a herb rich meadow, with former raised beds, providing an appealing opportunity for keen gardeners or those seeking a private outdoor retreat.

ACCOMMODATION

On entering the property through the front door, you are welcomed into a central hallway that forms the heart of the ground floor. To one side lies the inviting sitting room, while the well-appointed kitchen sits adjacent to a useful utility room. A downstairs shower room with WC provides further practicality. The ground floor also enjoys a separate dining room and an attractive wood-framed sunroom, creating a wonderfully light and versatile living space.

Upstairs, there are three comfortable bedrooms together with a family bathroom, completing the accommodation.

GARDEN

The garden has been landscaped following recent works needed to install a new sewage treatment plant to create a large terrace as you enter the garden. This will allow for maximum, easy and productive growth. The main area of gardens at Keeper’s Cottage lies just across a quiet lane and is predominantly herb rich meadow and stream and offers an excellent blank canvas for the enthusiastic gardener - the land amounts to approximately 0.29 acres. There is a single garage for extra convenience.

SERVICES

Utilities: Mains water, electricity, newly installed compliant sewage treatment plant
Heating: Air source heat pump serves the radiators, with the solid fuel burner offering a back boiler function in colder weather. The solar panels can power electrical appliances and a solar boost can heat the water
Standard broadband available (Ofcom) - currently improved by a 4G router.
EE, Three, O2 and Vodafone network available (Ofcom)

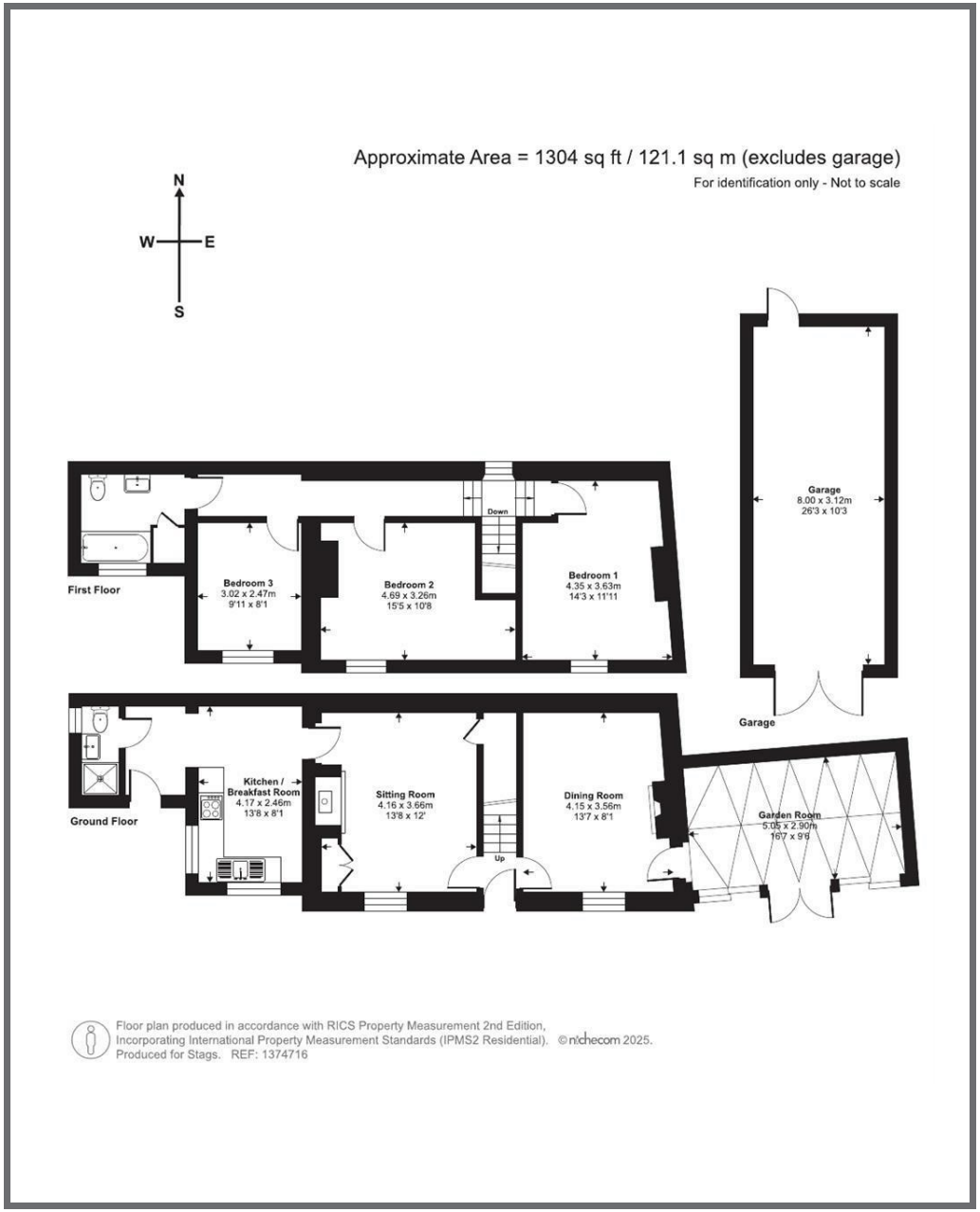
AGENTS NOTES

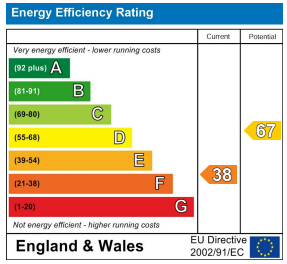
There are a number of restrictive covenants - please discuss with agent before booking a viewing.
The vendor has advised that the access road to Yarner Wood divides the house and Garage from the garden - though not in the vendor's ownership, there are full access rights across this road.

DIRECTIONS

What3words - ///lance.career.pleaser

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.





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