



Nestled within a tranquil and idyllic setting, this stunning Grade II Listed Georgian semi-detached cob cottage enjoys breathtaking countryside views and beautifully landscaped gardens. Thoughtfully renovated and extended, the property offers immaculate accommodation with three bedrooms, two reception rooms, a utility room and garage, effortlessly combining timeless character with elegant contemporary living.

[Cobstone Cottages](#) | [Higher Brimley](#) | [Bovey Tracey](#) | [TQ13 9JT](#)





PROPERTY TYPE

Semi-Detached Cottage



SIZE

1099 sq ft



LOCATION

Higher Brimley, Bovey Tracey



AGE

Georgian (1714 - 1830)



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH
LPG Gas



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Landscaped Garden



EPC RATING

56D



COUNCIL TAX BAND

E



in a nutshell...

- Georgian Cottage
- Updated Beautifully Throughout
- Modern Fitted Kitchen Diner
- Lounge with Woodburner
- Utility and downstairs Cloakroom
- Three Bedrooms
- Family Bathroom
- Garage & Driveway Parking
- Landscaped Gardens
- Breathtaking Views
- Grade II Listed





the details...

The property can be accessed via the front entrance from the lane, however the current owners primarily enter through the beautifully landscaped gardens into the kitchen/breakfast room, instantly setting the tone for the exceptional standard found throughout the home. Thoughtfully renovated, the kitchen has been beautifully fitted with a range of contemporary units, complemented by a stylish combination of oak and quartz worktops, alongside a superb range of integrated appliances including a NEFF self-cleaning double oven, induction hob with integrated extractor, fridge, freezer and dishwasher. The room provides an impressive space for both everyday living and entertaining, with a charming built-in seating area adding further character and individuality.

The extension has created a practical and beautifully finished utility room alongside a downstairs cloakroom/WC. Leading through from the kitchen is the impressive living room, a wonderfully sociable and characterful space featuring exposed beams, oak flooring and a striking inglenook fireplace with woodburning stove. The room offers ample space for both relaxing and formal dining, perfectly balancing period charm with modern day living.

The first floor continues the home's impressive blend of character and quality, with exposed beams, cottage latch doors and beautifully presented accommodation. The property offers two generous double bedrooms and a well-proportioned single bedroom, all enjoying delightful far-reaching views across the surrounding countryside and rolling fields. Completing the first floor is the beautifully appointed family bathroom, fitted with both a freestanding bath and a contemporary walk-in shower, finished with stylish tiling and quality fittings to create a luxurious and relaxing space.

The outside space is a true highlight of the property, with beautifully landscaped gardens designed to make the very most of the stunning countryside setting and breathtaking far-reaching views. Thoughtfully arranged across a number of levels to take advantage of the sun, the gardens offer a wonderful balance of lawned areas, raised beds, colourful planted borders and multiple seating terraces.

To the upper section of the plot is a timber garage with power and electricity connected, alongside a private driveway providing off-road parking for up to three vehicles. The elevated position and exceptional outlook create a truly special setting, offering an idyllic countryside lifestyle with panoramic views across the surrounding rolling Devon landscape.



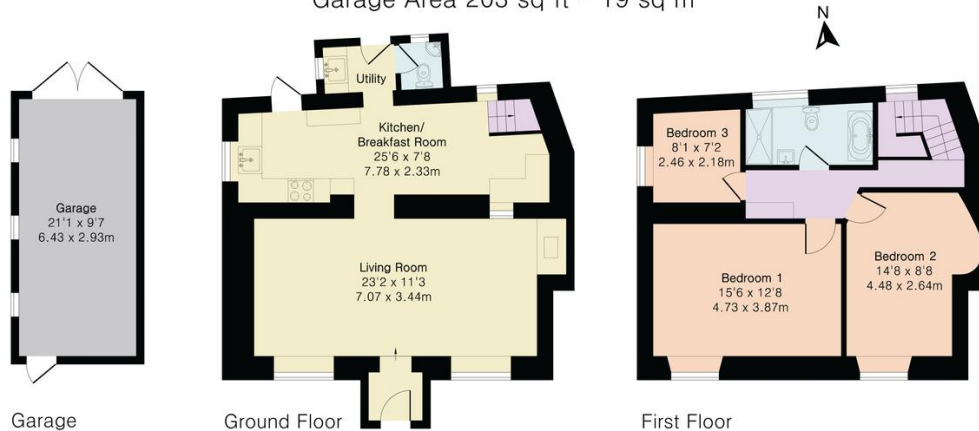
the floorplan...

Approximate Gross Internal Area 1099 sq ft - 103 sq m (Excluding Garage)

Ground Floor Area 576 sq ft – 54 sq m

First Floor Area 523 sq ft – 49 sq m

Garage Area 203 sq ft – 19 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

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the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. For those requiring more adventurous recreational pursuits the open spaces of Dartmoor are nearby and the South Hams coast is a 40 minute drive. There are regular bus services to Exeter and Newton Abbot and easy access to the A38 dual carriageway linking the Cities of Exeter and Plymouth.

Shopping

Late night pint of milk: Lidl 1.6 miles

Town centre: 1.9 miles

Supermarket: Tesco Superstore 7 miles

Exeter: 18 miles

Relaxing

Beach: Teignmouth 12 miles

Park, tennis courts, swimming pool: 1.5 miles

Haytor, Dartmoor: 3.5 miles

Stover Golf Club: 3.5 miles

Travel

Bus stop: Brimley Road 1 mile

Train station: Newton Abbot 6.9 miles

Main travel link: A38 3 miles

Airport: Exeter 19.8 miles

Schools

Bovey Tracey Primary School: 1.9 miles

South Dartmoor Community College: 6.5 miles

Stover School: 3.8 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9JT**

how to get there...

From our office on Fore Street, turn left and head over the bridge towards the Dolphin Hotel, then turn left again. Take the third right by the church onto Ashburton Road. Continue along this road, passing the swimming pool and playing fields, and go over the bridge. Take the second right into Brimley Lane and follow the road, passing Mulberry House on your right. Follow the road 0.4 miles and the property can be found on the right hand side.





Need a more complete picture? Get in touch with your local branch...

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