



A fabulous, mid-terraced family home with three bedrooms, solar panels, a sauna, a garden room/studio, garden, and parking, in a rural location with fabulous countryside views, in the hamlet of North Bovey. Three Year Devon Rule applies.

3 Ridgnor | North Bovey | Moretonhampstead | TQ13 8QX

**complete.**

thoroughly good property agents



PROPERTY TYPE

Mid Terraced House



SIZE

987 sq ft



LOCATION

North Bovey,  
Moretonhampstead



AGE

1920s to 1930s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Electric & Solid Fuel



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

68 D



COUNCIL TAX BAND

C



### in a nutshell...

- Spacious vaulted Kitchen/Dining Room
- Utility
- Wet Room
- Three Bedrooms
- Garden Studio
- Generous sized Garden
- Parking
- Three Year Devon Rule applies
- Potential for Additional Garden to Rent



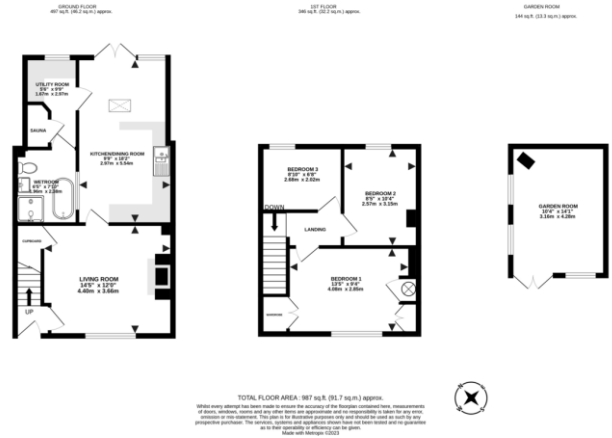
## the details...

Inside, it is nicely presented with light and neutral decor throughout and is warm with a woodburning stove and double-glazing throughout, and an array of solar photovoltaic panels on the roof generate electricity and reduce the running cost of the property.

The accommodation comprises of an entrance hallway with a staircase rising to the first floor, a generously-sized living room which has plenty of light from a wide window to the front, from where there are pleasant views over the gardens and surrounding countryside, the large multi-fuel stove makes a wonderful feature and focal point for the room, with a back-boiler that provides heating and hot water. There is an under-stairs cupboard providing storage and a door at the rear leads into a fabulous extended kitchen/dining room which has under-floor heating, plenty of light from a window and French doors to the rear, from where there are wonderful views over the adjacent meadow, and a Velux skylight in the vaulted ceiling adds to the natural light. The kitchen is modern with plenty of worktop and cupboard space, a space for a range cooker and a space with plumbing beneath the worktop for a dishwasher and another appliance. The dining area has a papered feature wall, a high, vaulted ceiling with exposed oak beams and plenty of space for a table and seating, ideal for any occasion. At the side is a sauna/utility room which has a small sauna and a worktop with plumbing beneath for a washing machine and tumble drier. The superb wet room, is modern and fully tiled, containing an elegant suite comprising of a shower area, a standalone roll-top bath with a shower attachment, a basin, and a WC.

Upstairs, the master bedroom is a spacious double, filled with light from a wide window to the front with fabulous countryside views, built-in wardrobes on two sides and a cupboard containing a hot water cylinder. There are two further light and airy bedrooms, a double and a single, both with superb views over the countryside to the rear. A hatch in the landing ceiling provides access to the loft space where there is plenty of additional storage and a skylight.

Outside, French doors from the dining area lead to a small rear courtyard with the gate to the neighbouring meadow. At the front of the property is a good-sized garden with a raised terrace of timber decking, making a fabulous venue for alfresco dining or a barbecue, and southwest facing it enjoys long hours of summer sunshine.



## the location...

The Idyllic location of North Bovey, set within the beautiful Dartmoor National Park makes it a perfect base for walking, hiking, cycling, horse riding, or just relaxing and enjoying the wonderful countryside. The town of Moretonhampstead is about 3.5 miles away offering a variety of amenities including a supermarket, butchers, cafes and public houses. The cathedral city of Exeter is only approximately a 30 minutes' drive away from North Bovey, offering a first-class shopping centre, wide range of amenities with links to the national road & railway network as well as an international airport.

### Shopping

Town: Moretonhampstead 2 miles

City: Exeter 15.2 miles

Supermarket: Co-op Moretonhampstead 2 miles

### Relaxing

Beach: Teignmouth 18 miles

Becky Falls: 2.5 miles

Hay Tor, Dartmoor: 5.5 miles

### Travel

Bus Stop: North Bovey 0.3 mile

Train Station: Newton Abbot 13 miles

Airport: Exeter 24 miles

### Schools

Moretonhampstead Primary School: 2.2 miles

South Dartmoor Community College: 10.4 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 8QX**

## how to get there...

From Bovey Tracey follow the signs to Haytor and then Manaton. Keep on this road and proceed through Manaton, eventually turning right to North Bovey and Moretonhampstead. Continue on this road where the property, 1 of 4 can be found on the right hand side, identified by the Complete For Sale board.



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

Tel **01626 832 300**  
Email **bovey@completeproperty.co.uk**  
Web **completeproperty.co.uk**

Complete  
Emlyn House  
Fore Street, Bovey Tracey

selling

letting

land &  
new homes

signature  
homes

**complete.**