



A fabulous, detached family home with four bedrooms, solar panels, a garage, parking, and a large, south-facing garden, in an idyllic setting within Dartmoor National Park

Yarrow Lodge | Yarner Wood | Bovey Tracey | Newton Abbot | TQ13 9LJ





PROPERTY TYPE
Detached House
Freehold



SIZE
1,396 sq ft



LOCATION
Rural



AGE
1850s and 1950s



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
1 Bathroom & 1 Shower
Room



WARMTH
Solid Fuel & Electric
Radiators



PARKING &
Off Road Parking & Garage



OUTSIDE SPACE
Garden



EPC RATING
46 (E)



COUNCIL TAX BAND
D



in a nutshell...

- Full of Character
- Sitting Room
- Kitchen Dining Room with Woodburner
- Shower Room
- Second Reception Room
- Utility & Cloakroom
- Four Bedrooms
- Family Bathroom
- Surrounded by Nature





the details...

A rare opportunity to purchase a fabulous, detached family home with four bedrooms, solar panels, a garage, parking, and a large, south-facing garden, in an idyllic setting within Dartmoor National Park, yet conveniently located only a couple of miles from the sought-after Town of Bovey Tracey.

Yarrow Lodge is located within both the Dartmoor National Park and the East Dartmoor National Nature Reserve. The property is surrounded by Temperate Rain Forest and Lowland Heathland of international importance. The garden has exceptional displays of primroses and native bluebells plus many species of butterflies including the nationally rare Pearl Bordered Fritillary. Just a few minutes' walk away it is possible to see Pied Flycatchers and 'churring' Nightjars plus Glow Worms and many other species. It is a paradise for wildlife enthusiasts and walkers located just a couple of miles from Bovey Tracey. This unique property was originally constructed in the mid 1800s and extended in the 1950s, to create what is now a wonderful family home, and it also benefits from an array of solar photovoltaic panels on the roof that generate electricity, helping reduce the running costs.

The accommodation comprises of, on the ground floor, an entrance hallway with a staircase to the first floor, a snug/study with an under-stairs cupboard and exposed stone walls making a nice feature, a rear porch, utility room and WC, a fabulous living room with a solid-fuel stove that also provides hot water and the central heating, in addition to the modern electric heaters with thermostats in most of the rooms, a wonderful, L-shaped kitchen/dining room with a wood-burning stove, with a generous fitted kitchen that has plenty of worktop and cupboard space, a double-oven, ceramic hob and integrated fridge, a rear entrance lobby with space for white goods and a back door, and a shower room containing a shower, a WC and a basin.

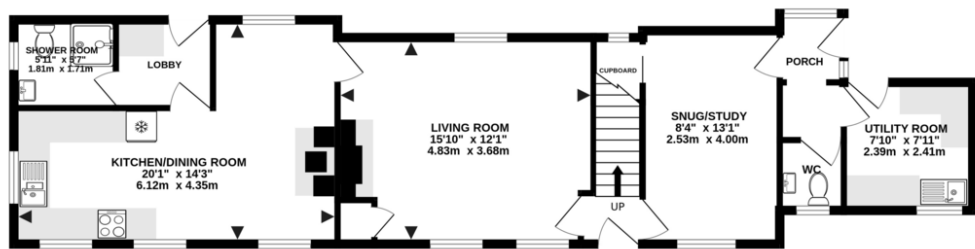
Upstairs, there are four bedrooms, three doubles and a single with a built-in airing cupboard, all of the bedrooms with rural views over the garden and countryside beyond, and a family bathroom containing a bath with a shower over, a WC and a basin, and a hatch in the landing ceiling provides access to the large, part-boarded, loft space that has a ladder and a light for convenience and also houses the inverter for the solar panels.

Outside, on the opposite side of the road is the fabulous garden with a timber summer house and raised balcony, a patio, raised beds and a greenhouse for growing your own, wild flowers, and several fruit trees, with a babbling brook at the bottom, creating a beautiful, south-facing outside space in which to enjoy the sunshine, wildlife and tranquil surroundings. Beside the house is a lawn with a rotary washing line and the single garage and shed/workshop with additional parking for one car, with more parking available on-road nearby. A viewing is essential to fully appreciate all that this unique property has to offer.

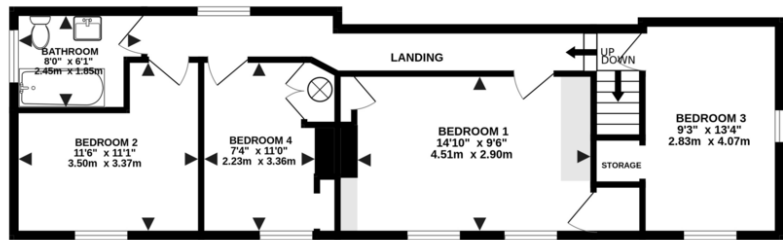


the floorplan...

GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 sq.m.) approx.

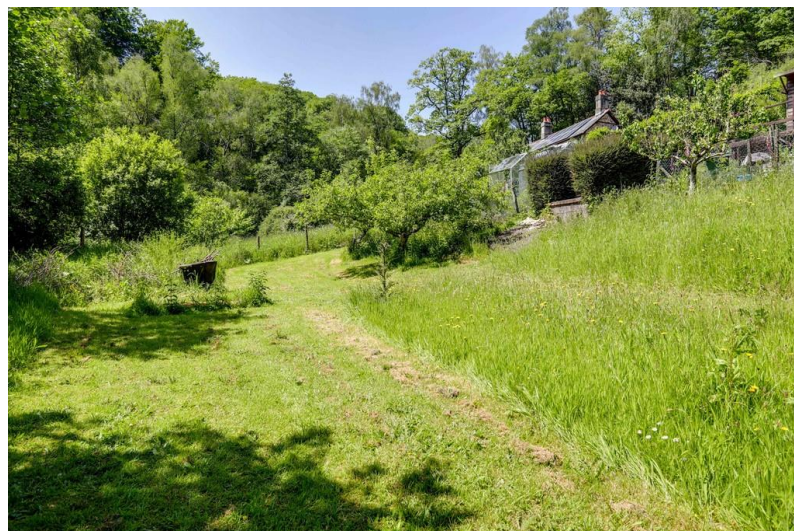
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the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, banks, 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. There is a main line railway station at nearby Newton Abbot (approximately 5 miles) and in Exeter (approximately 11 miles), which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Ullacombe Farm Cafe & Shop 2 miles

Town centre: Bovey Tracey 1.8 miles

Supermarket: Asda (Newton Abbot) 7.2 miles

Exeter: 21 miles

Relaxing

Beach: Teignmouth 12.6 miles

Park: National Trust – Parke 1.8 miles

Travel

Bus stop: (B3387) 1.5 miles

Train station: Newton Abbot 7.8 miles

Airport: Exeter 21.3 miles

Schools

Bovey Tracey Primary School: 2.1 miles

Little Squirrels Pre-School Bovey Tracey: 2.1 miles

Stover: 5.2 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9LJ

how to get there...

From the A38 take the Drumbridge exit and follow the signs to Bovey Tracey. Proceed to the first roundabout, take the second exit sign posted Moretonhampstead and at the second roundabout take the first exit toward Haytor and Manaton. Keep on this road towards Manaton, past the left hand turn to Lowerdown & Haytor, past the right hand turn to Lustleigh and a little further on the right hand bend, turn left into East Dartmoor Reserve. The property can be found a little further on the right.





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