



LONGACRE
Bovey Tracey

complete.
SIGNATURE HOMES



LONGACRE

Bovey Tracey

A rare opportunity to purchase a spacious, detached bungalow with three double bedrooms, a double garage, ample parking and extensive front and rear gardens, in a tranquil location, conveniently located a five-minute drive from the popular town of Bovey Tracey.

This spacious detached bungalow enjoys wonderful countryside views.



Detached bungalow



Rural location



3 Bedrooms



2 Bathrooms



3 Reception rooms



Off road parking & garage



Large garden



Oil-fired central heating



Council tax band: G

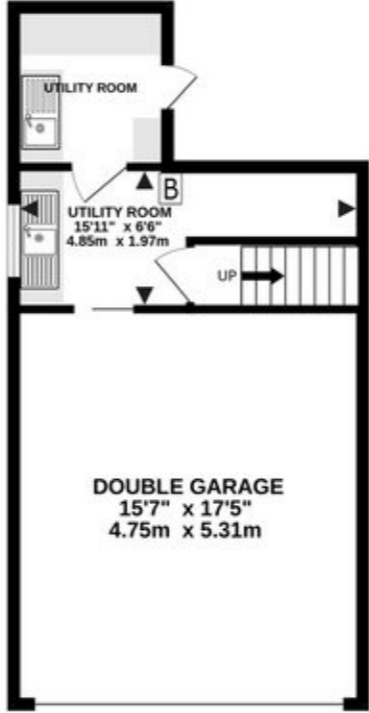


THE HOUSE

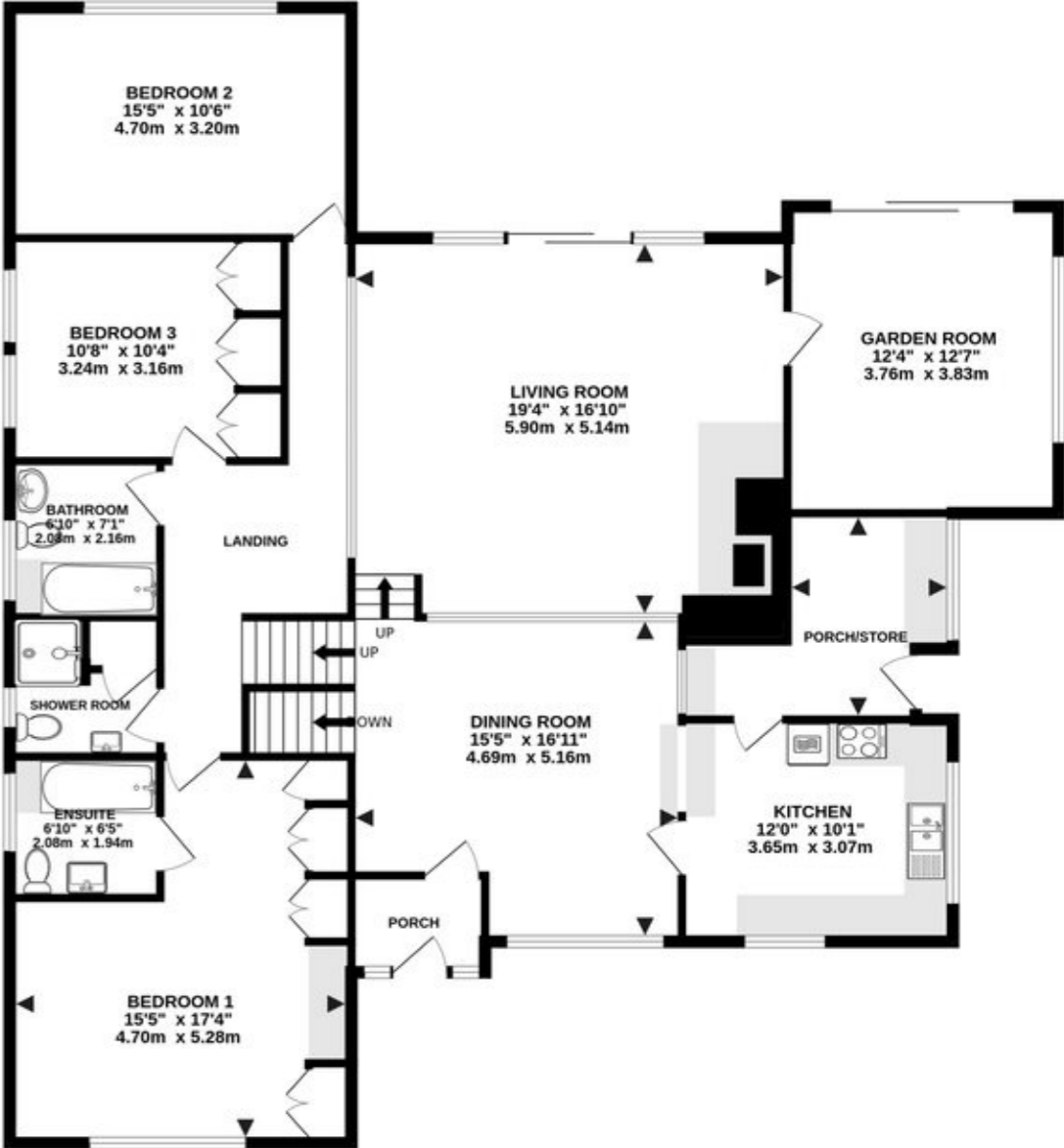
This substantial property sits amid a large, gently sloping plot and enjoys wonderful countryside views. It feels warm and welcoming with oil-fired central heating, a wood-burning stove, and double-glazing throughout, and is well-presented, though the décor is a little dated and would benefit from some modernisation.

LONGACRE, BOVEY TRACEY

TOTAL APPROXIMATE
FLOOR AREA
2253 SQ FT/ 210.2 SQ M



LOWER GROUND FLOOR
441 SQ.FT | 40.9 SQ.M.



GROUND FLOOR
1822 SQ.FT | 169.3 SQ.M.



Whilst every attempt has been made to ensure the accuracy of the floor plans 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. Made with Metropix ©2023



ACCOMMODATION

The accommodation comprises of an entrance porch, which leads into a large dining room perfect for a dinner party or a family celebration. The generously-sized kitchen has plenty of worktop and cupboard space with an integrated fan-oven, a ceramic hob and space for an upright fridge/freezer. A door leads into the porch/store with a door giving a side access to the garden. The impressive living room is filled with light from windows and sliding patio doors to the rear garden and a feature stone fireplace houses a wood-burning stove, that makes a wonderful focal point for the room. A door from the sitting room leads into a delightful garden room with patio doors to the garden.

Upstairs, a spacious landing leads to the bedrooms where there are three light and airy double rooms, the master fitted with bedroom furniture, with feature lighting, and an ensuite bathroom. There are a further two bedrooms, a shower room and a bathroom.

Downstairs, there is a utility room with a sink and storage, the oil fired boiler which serves the central heating and hot water system, an additional utility room to the side with an access door to an extensive, restricted-height storage space. A sliding door from the utility room leads into the double garage that has lights, power and a remote-controlled up and over door to the driveway.



THE GROUNDS

Outside the rear garden is private and well-maintained. A paved terrace is perfect for alfresco dining, with steps up to a bridge over a shallow leat and an extensive lawn bordered by hedges and beds of mature shrubs, bushes, and ornamental trees, backing onto fields.

At the front, a gated entrance leads onto the long tarmac driveway that leads through the front garden with its lawn and hedged borders, and the driveway widens in front of the garage to provide parking for several cars, and steps lead up to the entrance. A viewing is essential to fully appreciate this rare and wonderful opportunity.



LOCATION



BOVEY TRACEY

A small market town, built of cob and granite and known as one of the gateways to Dartmoor.

With its wide range of local amenities including Health Centre, Dentist, Veterinary Clinics, Primary School, Shops and Public Houses, it has all the essentials. For those requiring adventurous recreational pursuits the open spaces of Dartmoor are nearby and the beautiful South Hams coastline is a 40-minute drive away. There are regular bus services to Exeter and Newton Abbot and easy access to the A38, linking the cities of Exeter, with its Airport and Plymouth.

SCHOOLS

Primary

Bovey Tracey Primary School:	1.7 miles
------------------------------	-----------

Secondary

Newton Abbot College:	6.5 miles
-----------------------	-----------

Private

Stover School:	4.8 miles
----------------	-----------

NEARBY

Bovey Tracey (Town Centre):	1.6 miles
-----------------------------	-----------

Newton Abbot (Town Centre):	4.9 miles
-----------------------------	-----------

Teignmouth:	12.6 miles
-------------	------------

Exeter (High Street):	19.1 miles
-----------------------	------------

Dartmoor National Park (Haytor Rocks):	3.5 miles
--	-----------

THINGS TO DO

Stover Golf Course:	4.0 miles
---------------------	-----------

National Trust Parke:	1.3 miles
-----------------------	-----------

Teignmouth Beach:	12.7 miles
-------------------	------------

TRANSPORT

Bus Stop (Outside Edgemoor Hotel):	0.5 miles
------------------------------------	-----------

Newton Abbot Train Station:	7.4 miles
-----------------------------	-----------

A38:	3.4 miles
------	-----------

Exeter Airport:	20.5 miles
-----------------	------------

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9LF



View from bedroom two

COMPLETE SIGNATURE HOMES

Emlyn House, Fore Street, Bovey Tracey, TQ13 9AD

t: 01626 832 300

e: bovey@completeproperty.co.uk

Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property. SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited. As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.

