



A spacious detached family home set high above the town where you can sit on a south facing terrace and enjoy the superb, far reaching countryside views, with good sized four-bedroom accommodation, delightful sitting room and family sized kitchen/dining room, it is well worth an internal viewing.

[Holwells Orchard](#) | [Mary Street](#) | [Bovey Tracey](#) | [TQ13 9HE](#)





PROPERTY TYPE

Detached House
Freehold



SIZE

1,736 sq ft



LOCATION

Town



AGE

1980s to 1990s



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Driveway



OUTSIDE SPACE

Large Rear Garden &
Front Sun Terrace



EPC RATING

74 C



COUNCIL TAX BAND

F



in a nutshell...

- Dual aspect Sitting Room with Wood Stove
- Lovely Family Kitchen/Dining Room
- Spacious Utility Room
- Ground Floor Bathroom
- Four Bedrooms
- Shower Room on the First Floor
- Ample Parking
- Large Terraced Garden to Rear
- Sun Terrace and Garden to Front
- Beautiful Extensive Views





the details...

A fabulous, detached family home with four double-bedrooms, ample parking, private gardens, and superb countryside views, conveniently located a short walk from the shops and amenities, in the popular town of Bovey Tracey.

Inside, it is nicely presented with light and neutral décor throughout, and it feels warm and welcoming with gas central heating and double-glazing.

The accommodation comprises, on the ground floor, a generous porch with plenty of space for the storage of coats and shoes and an entrance hallway with a staircase to the first floor and a cupboard beneath. A spacious living/dining room filled with light from triple-aspect windows and patio doors to a front terrace from where there is a wonderful view over the town and surrounding countryside. There is plenty of room for a dining table and seating, ideal for a dinner party or family celebration, and a fireplace is fitted with a wood-burning stove that makes a nice feature and focal point for the room. A generously proportioned country-style kitchen with plenty of worktop and cupboard space, an eye-level double-oven, a five ring gas hob, and an integrated dishwasher, a wall-mounted condensing combi-boiler provides the central heating and hot water on demand. A separate utility room where there is more worktop, plentiful storage and space with plumbing for a washing machine, fridge, chest freezer and other white goods.

A modern bathroom completes the ground floor with a centre-fill large bath, shower over, a vanity unit, a hidden-cistern WC, and an airing cupboard with slatted shelving for linen.

Upstairs, there are four light and airy bedrooms, all excellent doubles with vaulted ceilings. The bedrooms to the rear have large skylights and side windows and the two front bedrooms have side windows and wide dormers offering superb far-reaching countryside views. Completing the first floor is a modern and stylish shower room containing a rainfall shower, a vanity unit and a hidden-cistern WC.

Outside, at the rear of the property is a large lean-to shed with a polycarbonate roof and doors on either side providing secure storage for bikes and other equipment. Paths lead up through the rear garden which is surprisingly large with lawned terraces separated by well-stocked beds of colourful flowers, shrubs, bushes and ornamental trees, continuing up to an orchard with apple trees, a compost heap, a timber shed for the gardening tools, and a terrace of timber decking that makes a wonderful vantage point from where to enjoy the breathtaking view, the sunshine and the tranquil surroundings.

Gates on both sides of the property provide access to the front lawn and the tarmac driveway that provides parking for at least four cars.

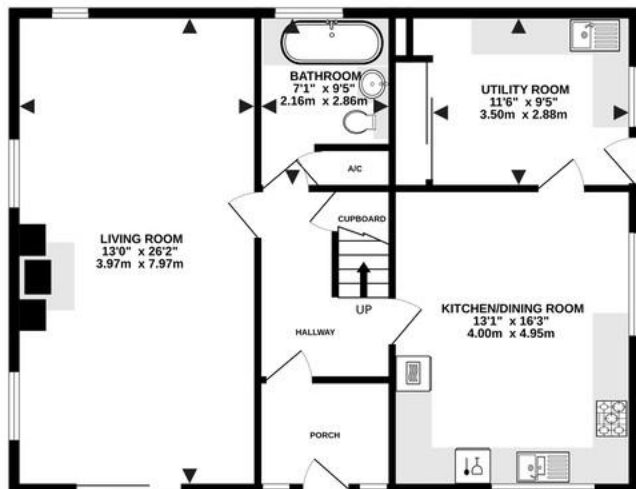
A viewing is essential to fully appreciate all that this wonderful family home has to offer.

Tenure: Freehold
Council Tax Band: F

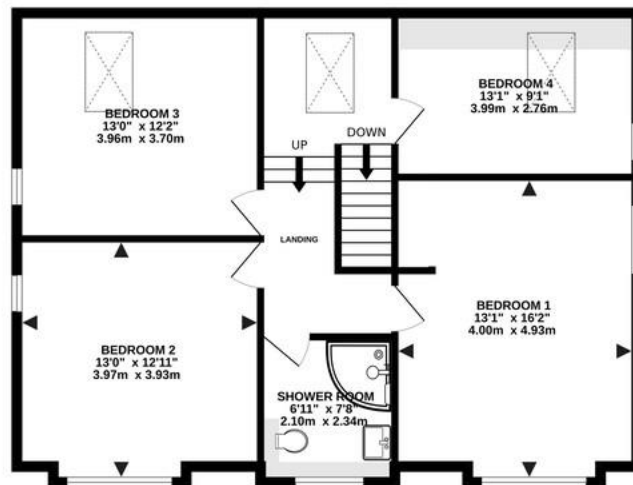


the floorplan...

GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA: 1736 sq.ft. (161.3 sq.m.) approx.

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the location...

Bovey Tracey benefits from a wide range of local amenities including health Centre, dentist, veterinary clinic, primary school, library with community Centre, arts and craft Centre, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. The open spaces of Dartmoor are nearby, and the South Hams coast is a 40 minute drive.

Shopping

Late night pint of milk: Tesco 0.2 mile

Town Centre: Bovey Tracey 0.3 mile

Supermarket: Lidl (Newton Abbot) 5.9 miles

Relaxing

Beach: Teignmouth 11 miles

Park: Mill Marsh Park 0.7 miles

Travel

Bus stop: (Town Hall) 500 ft

Train station: Newton Abbot 6.7 miles

Airport: Exeter 17.8 miles

Schools

Bovey Tracey Primary School: 0.3 miles

South Dartmoor Community College: 8.2 miles

Teign School: 5.2 miles

Stover: 3.9 miles

Please check Google maps for exact distances and travel times.

Property postcode: [TQ13 9HE](#)

how to get there...

From the office in Fore Street continue up the hill taking the third turning on the left, by the old Town Hall and bear left again into Mary Street. Proceed a little further and the drive to the property is the first on the right hand side, next to the 'Gospel Church'. Continue up the steep drive and the property is on the right.





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

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