



Smithays Cottage Old Orchard, Bovey Tracey - TQ13 9SU

£685,000 Freehold

A charming & secluded 4 bedroom attached* house offers a combination of versatile living spaces, charming features, and a beautiful garden that is waiting to be enjoyed. With a double garage & private driveway, this property is a unique gem in Bovey Tracey.


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 50 Fore Street
Bovey Tracey TQ13 9AE

USEFUL INFORMATION:

Heating: Electric central heating

Services: Mains water, drainage, electricity.

Local Authority: Teignbridge District Council

Council Tax Band: E (£2,786 approx)

EPC Rating: F

Tenure: Freehold

Property was converted approx 40+ years ago.

Extension was built in 1989. Garage was constructed in 2002.

ROOM MEASUREMENTS:

Lounge: 4.35m x 4.35m (14'3" x 14'3")

Kitchen: 3.29m x 2.87m (10'9" x 9'5")

Utility Room: 2.16m x 1.77m (7'1" x 5'10")

Family/Dining Room: 6.08m x 5.99m

(19'11" x 19'8")

Conservatory: 4.40m x 3.64m (14'5" x 11'11")

Ground Floor Bedroom: 4.35m x 3.30m x (14'3" x 10'10")

Dressing Room: 4.35m x 2.30m (14'3" x 7'7")

Ensuite: 2.26m x 1.79m (7'5" x 5'11")

First Floor Bedroom: 4.72m x 4.43m (15'6" x 14'7")

Bedroom: 3.76m x 2.31m (12'4" x 7'7")

Bedroom: 4.72m x 3.30m (15'6" x 10'10")

Bathroom: 3.00m x 2.26m (9'10" x 7'5")



STEP INSIDE: Introducing this charming house, that has been in the same family for generations and is just a stones throw from Bovey Town Centre! Offering versatile living spaces and a comfortable layout that is sure to impress. Upon entering, you will find a charming living room snug, complete with an electric fireplace, perfect for those cosy evenings in front of the TV. The kitchen is well-equipped with integrated appliances, including a dishwasher, under-counter fridge, mature eye-level double oven, induction hob and extractor fan. Whilst the kitchen may require updating, it boasts ample cupboard space for all your storage needs. Adjacent to the kitchen is a convenient utility room, featuring a tall fridge freezer and plumbing for a washing machine. Following through to the extended part of the property (built in 1989), the spacious living and dining area provide an excellent space for entertaining family & guests. From here, you can access the conservatory, complete with heating and offering relaxing views of the garden. There are sliding doors from the living space and French doors in the conservatory that lead outside to the garden.



The ground floor of this property also includes a separate living space that can easily be transformed into self-contained accommodation for a parent or relative. This area encompasses a bedroom, living space, and a retro-inspired shower room.

Moving upstairs, you will find three well-proportioned bedrooms. The main bedroom (originally the main living room) boasts a large stone fireplace, which offers potential for the installation of a log burner, as there is an existing chimney in place. The main bathroom features a bidet, toilet, a freestanding sink, and a roll-top bath. Additionally, an airing cupboard houses the hot water tank, providing convenient storage space.

Completing this remarkable property is a spacious outhouse connected to the double garage, offering versatility as a workshop or extra storage space. Additionally, you will find a convenient WC and a storage cupboard.

Throughout the property, although dated, the current décor is tastefully chosen to harmonise with its style, creating a warm and homely atmosphere.





STEP OUTSIDE:

As you approach the property, there is a double garage and a driveway/footpath leading to the property surrounded in its own secluded haven. The outside space includes a delightful patio, perfect for alfresco dining or enjoying a relaxing beverage. The mature gardens encompass a large grassed area adorned with an assortment of shrubs and trees, truly a green oasis with space to adapt to your needs. A charming water well with a bucket adds character to the garden, while a greenhouse is also present.

The double garage is easily accessible with an electric up and over door.

Measurements

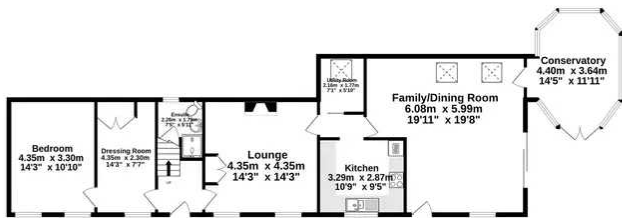
Workshop: 5.75m x 3.48m (18'10" x 11'5")

AGENTS INSIGHT:

“ This absolute gem of a property has been in the family for generations, so unique in its tucked away location but still on Bovey Tracey town centre's doorstep. So much character within the stone built walls this wonderful property gives you a hug as you step into it. The mature gardens give a privacy which is so unexpected, considering where you are, with ample parking and double garage is a bonus too. We encourage you to view this wonderful home, to see what it has to offer.”



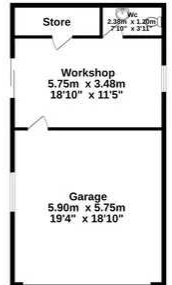
Ground Floor
120.8 sq.m. (1307 sq.ft.) approx.



1st Floor
55.6 sq.m. (599 sq.ft.) approx.



Garage/Workshop
68.8 sq.m. (739 sq.ft.) approx.



TOTAL FLOOR AREA : 227.3 sq.m. (2447 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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LOCATION: Ideally located in a popular residential area, in the heart of Bovey Tracey. Known as the "Gateway to the Moors", this bustling town offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The town also benefits from good sporting facilities, including a swimming pool and a sports field/ tennis courts. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within two miles of the town and there are mainline railway stations at Newton Abbot and Exeter. The open spaces of Dartmoor lie just to the west of the town and the South Devon beaches are mostly within half an hour's driving distance.