



## Poplar Cottage, Fore Street, Bovey Tracey - TQ13 9AD

Guide Price £585,000 Freehold

Discreetly located in the heart of Bovey Tracey is this substantial attached cottage, full of character and charm, offering an opportunity to create a bespoke home with spacious accommodation, a large established plot, ample off road parking, a garage/workshop and carport.

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### Contact Us...

📞 01626 818094

✉ boveysales@chamberlains.co

🏠 50 Fore Street  
Bovey Tracey TQ13 9AE



### ROOM MEASUREMENTS:

Entrance Hallway: 13'5" x 11'9" (4.10m x 3.59m)

Bedroom One: 16'3" x 15'0" (4.95m x 4.56m)

Bedroom Two: 14'2" x 8'2" (4.31m x 2.49m)

Utility Room: 11'1" x 6'8" (3.37m x 2.02m)

Study: 16'2" x 8'2" (4.94m x 2.49m)

Living Room: 19'5" x 16'10" (5.91m x 5.14m)

Dining Room: 16'11" x 16'10" (5.15m x 5.14m)

Kitchen/Breakfast Room: 17'1" x 10'1" (5.20m x 3.07m)

Garage/Workshop: 27'10" x 9'8" (8.49m x 2.95m)

Carport: 17'10" x 16'8" (5.44m x 5.08m)

### USEFUL INFORMATION:

Heating: Gas Central Heating

Services: Mains water, drainage, electricity and gas

Local Authority: Teignbridge District Council

Council Tax Band: E ( approx £2908.47)

EPC Rating: 57 D

Tenure: Freehold



### STEP OUTSIDE:

One of the standout features of this property is its large, mature, established garden. 0.3 acres of a tranquil oasis that provides a relaxing escape from the hustle and bustle of every-day life. Suiting an avid gardener looking to put their green thumb to work or someone who simply wishes to enjoy the beauty of nature and space around their property, this garden is sure to delight and inspire.

### AGENTS INSIGHT:

"This charming and characterful cottage is ideally located for those looking for a home right in the heart of the town centre. The large garden gives a sense of space around you and the cottage itself provides a blank canvas to re configure, to suit most lifestyles. We highly recommend viewing this little gem to appreciate what it has to offer."

### LOCATION:

Ideally located 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.







#### STEP INSIDE:

This gem of a property, discreetly located right in the heart of Bovey Tracey offers a rare opportunity for anyone looking to create a bespoke home with spacious accommodation and a large plot. With the option to reconfigure the layout to suit your needs and preferences, there is scope to truly make this cottage your own.

Upon entering the cottage, you are greeted by generously proportioned rooms that exude charm and character. The layout is currently reverse level and thoughtfully designed to enhance the flow between spaces while maximising natural light throughout.

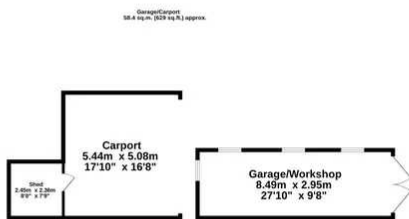
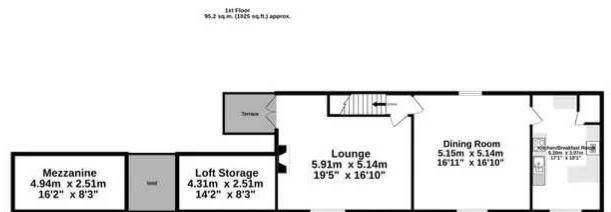
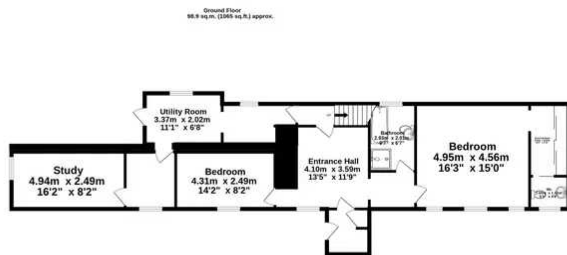
A large entrance hallway, which would make an ideal study or library is positioned in the centre of the property. There are two bedrooms, one of which has a separate dressing room and WC and a family bathroom. Additionally, on the ground floor, is an inner hall leading to a utility room, which in turn leads to a hobby room with two mezzanine spaces and finally a study/reception room.

On the first floor is a generous living room with a feature open fire creating a focal point and French doors onto a roof terrace. The dining room is another splendid size room, an ideal space for entertaining guests and the kitchen/breakfast room which currently has a range of units, oven & hob and space for a table and chairs for more informal dining.

A viewing is essential to appreciate all the possibilities that are available with this property







**TOTAL FLOOR AREA : 272.9 sq.m. (2937 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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