



A five-bedroom, architect-designed contemporary home with A-rated efficiency, Nudura ICF build, solar panels and MVHR. Bright open-plan living, luxury spaces across three floors, landscaped south-facing garden, rural views, EV charger, finished garage and 10-year warranty. NO ONWARD CHAIN.

58 Marriott Way | Bovey Tracey | TQ13 9RZ

complete.

thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,864 sq ft



LOCATION

Bovey Tracey



AGE

New Build



BEDROOMS

5



RECEPTION ROOMS

2



BATHROOMS

3



WARMTH

Gas Central Heating



PARKING

Garage, EV Charging
(private)



OUTSIDE SPACE

South Facing Garden, Patio



EPC RATING

93 A



COUNCIL TAX BAND

TBC



in a nutshell...

- Stunning architect-designed residence
- Ultra-efficient A-rated home
- High-spec luxury kitchen
- Sun-filled south-facing garden
- Exclusive principal bedroom suite
- Additional three double bedrooms
- Flexible office/guest spaces
- Electric vehicle charger
- Solar Panels
- NO ONWARD CHAIN





the details...

This remarkable, architect-designed home represents the perfect fusion of contemporary luxury, environmental performance and countryside tranquillity. Its striking modern form, framed by warm larch cladding and expanses of glazing, stands proudly in one of Bovey Tracey's most desirable settings-an address where refined design meets the serenity of open rural views.

From the moment you arrive, the attention to detail is evident. The exterior effortlessly balances clean modern lines with natural materials, creating an elegant façade that sits beautifully within its leafy surroundings. Behind the architecture lies exceptional build quality, with Nudura insulated concrete formwork, integrated solar panels, and a highly efficient MVHR system, all working seamlessly to deliver an A-rated home that is both comfortable and cost-effective to run.

Living here offers an immediate connection to nature. The rear of the property opens directly onto a landscaped, south-facing garden that enjoys long hours of sunshine and a peaceful outlook over hedgerows and fields. Beyond the garden lies Dartmoor National Park-so close it feels like an extension of your own outdoor space. Footpaths, woodland trails, sweeping moorland and wild swimming spots are just moments away, making this home a haven for those who treasure an active outdoor lifestyle.

Inside, the sense of space and luxury continues. The open-plan kitchen and dining area forms the heart of the home, flooded with natural light through wide French doors. Contemporary cabinetry, smooth quartz stone surfaces and premium Neff appliances create a clean and sophisticated aesthetic perfect for hosting, cooking and gathering with family and friends. Large format tiles extend throughout the space, enhancing the flow and complementing the property's underfloor heating.

A separate sitting room, finished with engineered oak flooring, offers a calm retreat. Its full height glazing opens to a quiet front terrace, an ideal spot for morning coffee or early evening unwinding as the light shifts across the landscape.

Upstairs, the first floor is devoted to rest and relaxation. The principal bedroom is a luxurious sanctuary, complete with its own dressing room and an elegant en-suite shower room finished with Roca and Grohe fittings. Two further double bedrooms, each filled with natural light, share a beautifully designed family bathroom.

The second floor feels like a private escape within the home. A large double bedroom enjoys elevated views towards the distant hills, enhanced by a Velux window with solar-powered ventilation. A second dressing room with bespoke eaves storage provides exceptional practicality, while the additional bathroom continues the home's contemporary, high-quality theme. Completing this level is a versatile study or fifth bedroom, offering the perfect environment for home working or accommodating guests with comfort and privacy.

The setting of this property elevates its lifestyle appeal even further. Bovey Tracey is one of South Devon's most sought-after towns-a place that marries natural beauty with independent shops, artisan cafés, galleries and a strong sense of community. Known as the "Gateway to the Moors", it offers immediate access to some of Dartmoor's most iconic landscapes. Yet despite its rural charm, the town is exceptionally well connected. The A38 is less than three miles away, meaning Exeter can be reached in around twenty minutes and Plymouth in under forty, while the South Devon coastline and the market town of Newton Abbot are both a short drive away. For commuters, families and weekend adventurers alike, the location is hard to beat.



Every element of this home has been carefully curated-from the integrated electric vehicle charger to the fully finished, plastered garage, from the quality flooring throughout to the thoughtfully landscaped outdoor spaces. A ten-year Global Homes structural warranty provides reassurance, while the property's exceptional energy efficiency ensures comfort and sustainability for years to come.

This is far more than a house, it is a beautifully crafted, contemporary home offering a rare combination of luxury, practicality and connection to nature. A place designed to be lived in, enjoyed and admired.

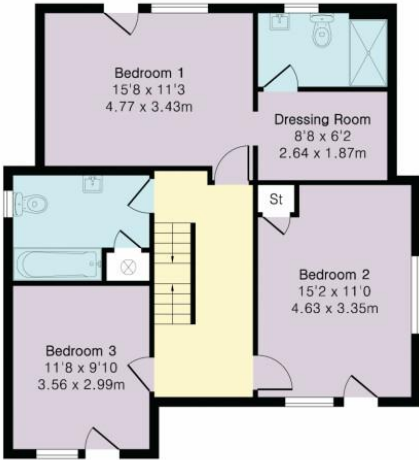


the floorplan...

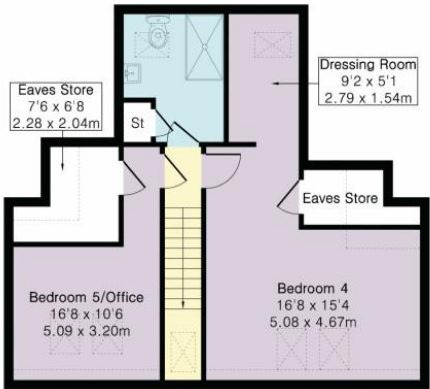
Approximate Gross Internal Areas
Ground Floor Area 596 sq ft – 55 sq m
First Floor Area 771 sq ft – 72 sq m
Second Floor Area 497 sq ft – 46 sq m
Garage Area 191 sq ft – 18 sq m
Total Area 2055 sq ft – 191 sq m



Ground Floor



First Floor



Second Floor



PINK PLAN

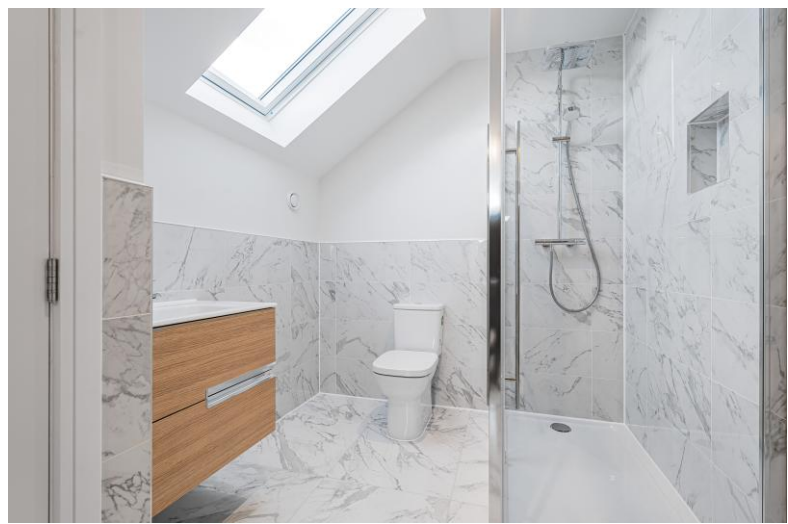
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complete.

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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, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green and 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 and in Exeter, which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Co-op Food 0.6 miles

Supermarket: Tesco 6.1 miles, Lidl 0.1 miles

Exeter: 17.1 miles

Relaxing

Beach: Teignmouth 11.1 miles

Tennis court, swimming pool, cricket: 1.2 miles

Stover Golf Club: 2.7 miles

Haytor, Dartmoor: 4.2 miles

Travel

Bus stop: 0.5 miles

Train station: Newton Abbot 6.1 miles

Main travel link: A38 2.2 miles

Airport: Exeter 19.1 miles

Schools

Bovey Tracey Primary School: 0.9 miles

Teign School: 5.8 miles

South Dartmoor Community College: 7.8 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9RZ**

how to get there...

From the Complete Office in Bovey Tracey turn down into Station Road and continue to the roundabout. Take the first turning and follow this road a short while where Longston Cross can be found on the right hand side, turn into Marriott Way and following the road around to the left, then take the right turn on to Marriott Way. The property can be found on the left.





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