

## 6 St. Johns Cottages Newton Road, Bovey Tracey - TQ13 9BE

£510,000 Freehold

Beautifully presented end of terrace with 3 double bedroom, superb kitchen/breakfast room, snug, study, usable loft room, garden & driveway parking, all a short walk from Bovey Tracey's town centre.

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**ROOM MEASUREMENTS:**

Lounge: 14'6" x 12'0" (4.42m x 3.67m)

Dining Room: 13'9" x 11'0" (4.20m x 3.36m)

Snug: 14'8" x 10'4" (4.48m x 3.15m)

Kitchen/Breakfast Room: 17'1" x 13'9" (5.20m x 4.20m)

Utility Room: 8'8" x 5'10" (2.65m x 1.77m)

Shower Room: 6'1" x 3'11" (1.85m x 1.20m)

Study: 11'10" x 7'7" (3.60m x 2.30m)

Bedroom: 12'2" x 11'10" (3.70m x 3.60m)

Bedroom: 12'6" x 9'2" (3.80m x 2.80m)

Bedroom: 14'10" x 11'2" (4.52m x 3.40m)

Bathroom: 7'4" x 6'1" (2.24m x 1.85m)

Loft Room: 13'9" x 13'5" (4.20m x 4.10m)

**USEFUL INFORMATION:**

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: E £3054.25p.a (2025/26)

EPC Rating: D

Tenure: Freehold

Please Note: The Front Facing of the property is Grade II Listed.

**STEP OUTSIDE:**

The rear garden provides a lovely mix of paved terrace—perfect for outside dining—and a lawn that holds a storage shed and Bin store. A gate opens onto a gravelled parking area with space for two small vehicles, with further on-road parking available if required. With its character features, flexible layout and superb position close to local amenities, this home offers an appealing blend of charm, comfort and convenience.

**AGENTS INSIGHT:**

“This home offers far more space than expected, with a fantastic kitchen/breakfast room that truly forms the heart of the property. The snug, study and utility room create a flexible layout ideal for modern family living. Period features add warmth and charm throughout, while the usable attic provides valuable extra space. All just moments from Bovey Tracey’s shops and amenities, it’s a superb blend of character and convenience. ”

**LOCATION:**

This property is situated within easy walking distance to the town centre or the National Trust Parke. Known as the "Gateway to the Moors", Bovey Tracey 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, a sports field/ tennis courts, a whisky distillery and art galleries plus the many cycle routes including Newton Abbot, Lustleigh and Moretonhampstead. 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 30 mins driving distance.

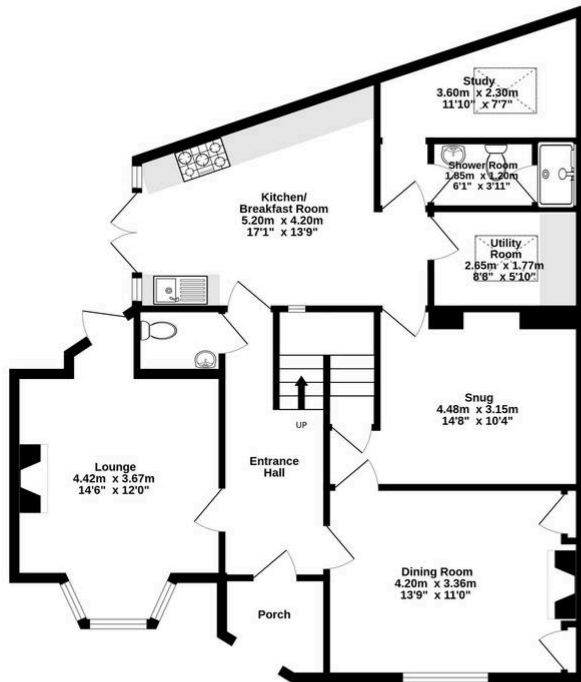




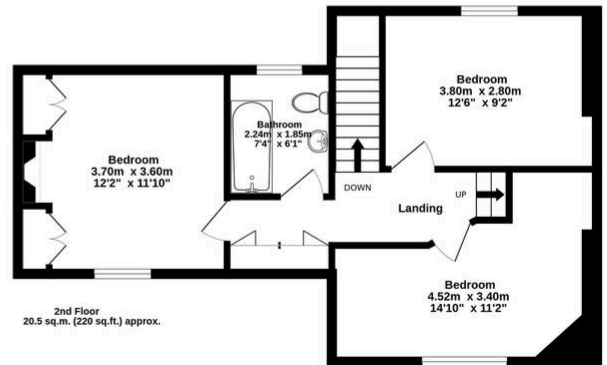
**STEP INSIDE:** This charming end-terrace home offers far more space than first appears, combining period character with modern comforts. The property features high ceilings, decorative fireplaces and a beautiful bay window with original Victorian folding shutters, all adding to its timeless appeal. The entrance hallway leads to a convenient cloakroom. Firstly the hallway opens to the generous living room, complete with a wood burner and the room enjoys a wonderful bay window, flooding the room with light, as well as a door opening directly onto the garden. A separate dining room sits at the front of the home complete with fitted alcove cupboards flanking the decorative fireplace. To the rear, a distinctive kitchen/breakfast room forms the heart of the home. This impressive space includes a modern fitted kitchen with excellent worktop, cupboard provision, and a ceramic sink. There is also space for a dishwasher, Fridge/ Freezer. There is ample room for a dining table beside French doors that open onto the garden—ideal for relaxed meals and entertaining. The ground floor continues into three further rooms: a study with a skylight providing excellent natural light which currently hosts as a storage room, with another downstairs WC. A utility room with space for appliances of a washing machine and tumble dryer, and a cosy snug that serves as an additional reception room—ideal for quiet relaxation or as a playroom. On the first floor, you will find three bright and generously proportioned double bedrooms. The principal bedroom features a beautiful period fireplace and fitted wardrobes that provide excellent storage. The second bedroom also enjoys a charming period fireplace, adding character and warmth to the space, while the third bedroom offers ample room for a variety of uses. The family bathroom is well appointed, fitted with a bath and an over-the-head shower, WC and wash basin, creating a practical and comfortable environment for everyday use. Across the landing, a large airing cupboard houses the hot water cylinder and provides ample additional linen storage. A ladder-style staircase leads up to a sizeable attic room, offering a fully usable and highly versatile space. The skylights frame beautiful views across Bovey Tracey.



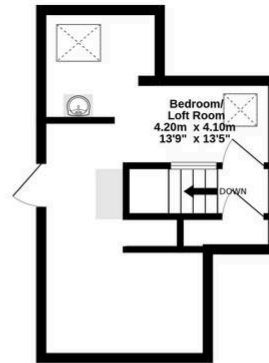
Ground Floor  
87.3 sq.m. (940 sq.ft.) approx.



1st Floor  
47.6 sq.m. (513 sq.ft.) approx.



2nd Floor  
20.5 sq.m. (220 sq.ft.) approx.



**TOTAL FLOOR AREA : 155.4 sq.m. (1673 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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