



42 East Street, Bovey Tracey - TQ13 9EJ

£260,000 Freehold

Character cottage neatly nestled in a terrace on a sought after road in Bovey Tracey. Walking distance to amenities and close to Dartmoor.

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USEFUL INFORMATION :

Grade 2 listed building

Mains water, electric, gas and drainage connected.

Council Tax B (£1943.63 p.a 25/26)

EPC Rating D

Please note this property does not have any allocated parking spaces or on road parking outside.

ROOM MEASUREMENTS:

Lounge/Diner: 4.50m x 3.72m (14' 9" x 12' 2")

Kitchen: 3.91m x 2.16m (12' 10" x 7' 1")

Bathroom: 2.64m x 2.01m (8' 7"x 6' 7")

Bedroom: 6.91m x 4.02m (22' 8" x 13' 2")

Bedroom: 4.27m x 3.15m (14' 0" x 10' 4")

Laundry/Utility Room: 2.56m x 1.76m (8' 5" x 5' 9")

SELLERS INSIGHT:

"This property has many special things about it, and we love all of its quirky nature. The fireplace is incredibly inviting during the winter months and we really enjoy coming home to it after a long walk. Walking is our passion, and we often walk from Trough Lane up towards the reservoirs which is beautiful. One of our favourite parts of the house is the upstairs landing and how the stairs curl around. In our bedroom there is a floor level window which looks out over the moors. I often like to just sit and look out at the view, it is such a calm and relaxing space. The passageway which runs along the back of the property, has encouraged a real sense of community and a great relationship with our neighbours."



STEP OUTSIDE:

Stepping out through the rear door, you are welcomed into a charming passageway, typical of properties of this age. Originally these cottages were occupied by employees of the Manor House and shared a communal laundry area. Directly opposite the back door is a useful laundry/utility room, complete with water supply, plumbing for a washing machine and electric connected. From the passageway there is also a log store and delightful seating area, perfectly positioned to enjoy the late summer sunshine. A short stroll up a cobbled path leads to the private, fully south facing garden, which has a summerhouse, greenhouse and many fruit trees. Set in an elevated position, the garden enjoys enhanced, far-reaching moorland views towards Haytor and beyond.



LOCATION:

This terraced character cottage is ideally located with views to the moors and within close proximity to the town centre 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.



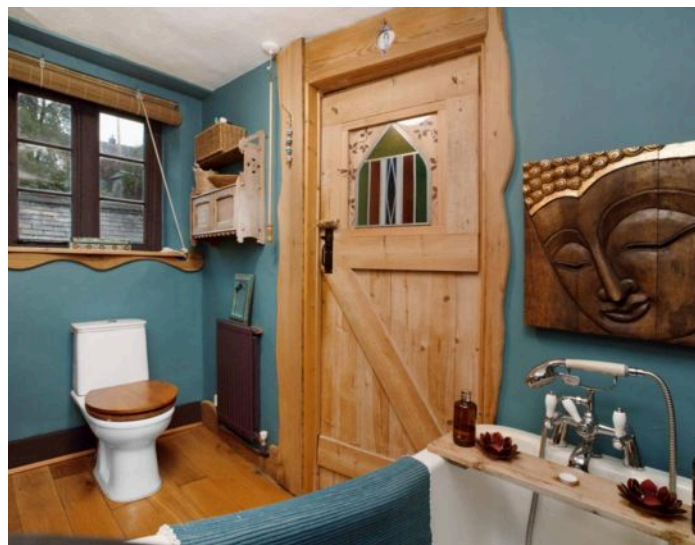
STEP INSIDE:

Crossing the threshold, you are welcomed into a warm and inviting living room, lovingly styled to complement the character and age of the property. To the right, a raised inglenook fireplace forms a striking focal point and is home to a recently installed log burner, perfect for cosy evenings. Exposed cob and stone walls add to the cottage's charm. High ceilings throughout create a surprisingly bright and airy feel, particularly impressive for a cottage of this period.

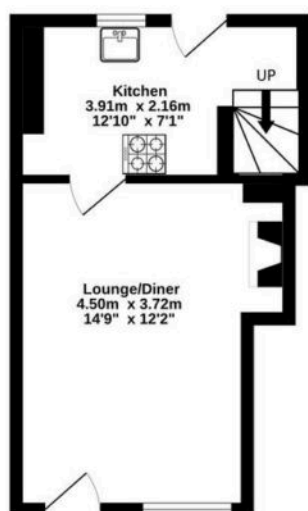
The kitchen has been thoughtfully designed with simplicity and sympathy for the home's heritage, featuring a classic Belfast sink, wood-panelled walls and wooden flooring. The floor has been damp-proofed and insulated, ensuring the cottage remains warm and comfortable year-round.

The first floor offers a generous double bedroom with built-in wardrobes, where the window outlook draws your eye across neighbouring cottage rooftops towards the moors beyond. Also on this level is the family bathroom, complete with a Georgian-style slipper bath and beautifully crafted wave-effect wood detailing to the skirting boards and sink area.

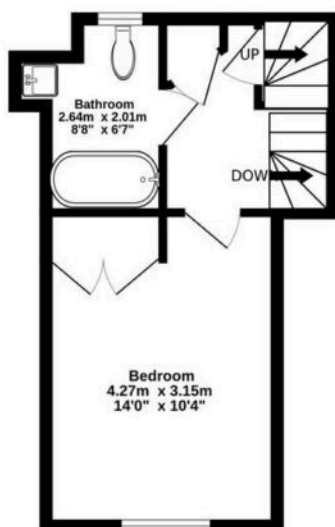
A second staircase leads to the principal bedroom, an exceptional space with full-height ceilings and exposed beams. Natural light floods in through a Velux window, while a low-level window perfectly frames views over the rooftops of East Street and out towards Haytor. This is a home with true artistic spirit, full of individuality and character.



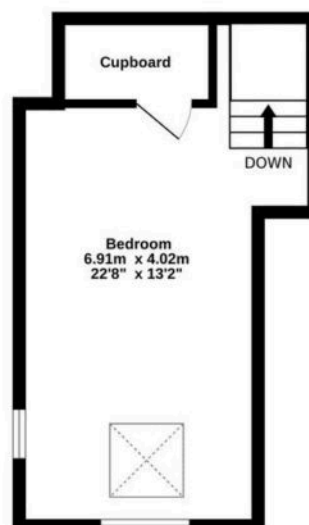
Ground Floor
22.4 sq.m. (242 sq.ft.) approx.



1st Floor
23.8 sq.m. (256 sq.ft.) approx.



2nd Floor
23.9 sq.m. (257 sq.ft.) approx.



Outbuilding
6.8 sq.m. (73 sq.ft.) approx.



TOTAL FLOOR AREA : 76.9 sq.m. (828 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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