



## Lamorran Furzeleigh Lane, Bovey Tracey - TQ13 9HJ

£795,000 Freehold

Elevated detached chalet bungalow with breath-taking countryside views. Versatile accommodation, cosy wood-burner, sociable kitchen/breakfast room, flexible bedrooms & superb private garden and driveway.

  
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#### STEP INSIDE:

Upon entering through the front door, you step into a welcoming porch with a practical bench and log storage, tiled flooring, and dual aspect windows allowing natural light to brighten the space. This leads seamlessly to the principal ground-floor rooms. From the entrance hall, to the right a door leads directly into the utility room — a highly convenient space with plumbing for washing machine and tumble dryer, shelving/storage, and a WC. Adjacent to the utility, there is the ground-floor family bathroom this is well-appointed, featuring a white suite with a bath, separate shower cubicle, wash basin, WC, heated towel rail, and a frosted window for privacy and light. The ground floor offers excellent flexibility with two bedrooms positioned conveniently off the central hallway. The first bedroom is a generous double room with built-in wardrobes and a peaceful outlook over the left side of the garden, ideal as a guest bedroom or home office. The second bedroom similar to the first bedroom is a good size double which enjoys natural light from a large window, built-in wardrobes.

Moving through the home, the dining room is a bright and spacious formal dining area with a large window capturing those stunning countryside views, making it an elegant spot for family meals or entertaining.

Continuing the flow of the home, on the right is the open and sociable kitchen/breakfast room — the true hub of the property. The kitchen is fitted with attractive wooden-fronted units, generous black granite work surfaces, oven/hob, and space for additional appliances, two storage cupboards that also host the hot water tank and buffer tank for the air source heat pump.

A large window and french doors allows panoramic rural views, flooding the room with light and connecting it visually to the garden. The breakfast room area provides a cosy, informal dining spot with the same exceptional outlooks, creating a wonderful flow for daily family life. The impressive lounge is the standout reception room, featuring a cosy wood-burning stove set within a stone fireplace as its centrepiece. Dual-aspect windows and a patio door opens onto the garden, framing breath-taking far-reaching views across rolling hills and valleys — an inviting space for relaxation, reading by the fire, or gathering with loved ones.

Ascending the staircase from the entrance hall, the first-floor landing is light and airy, served by a window that brings in plenty of natural daylight. This leads to three further well-proportioned bedrooms. The principal bedroom is a generous double with built-in wardrobes and drawers, a peaceful aspect with Velux windows, and its own En-suite shower room comprising a shower cubicle, WC, and wash basin. The second bedroom is another good-sized double enjoying lovely countryside views through its large Velux windows. It also holds a En-suite shower room, with a shower cubical, WC and wash basin. Completing the accommodation is a versatile third bedroom/study with space for ample storage, and skylights offering inspiring outlooks over the garden and distant landscape — ideal for work, or as a quiet retreat.

## ROOM MEASUREMENTS:

### Ground Floor:

Lounge: 15'11" x 12'10" (4.86m x 3.91m)

Kitchen: 15'6" x 11'8" (7.73m x 3.56m)

Breakfast Room: 13'4" x 11'9" (4.07m x 3.57m)

Dining Room: 14'4" x 12'2" (4.37m x 3.70m)

Bedroom/ Study: 12'8" x 12'2" (3.86m x 3.70m)

Bedroom: 12'8" x 11'9" (3.86m x 3.57m)

Bathroom: 9'11" x 9'4" (3.04m x 2.84m)

Utility Room: 7'2" x 6'3" (2.18m x 1.90m)

Garage: 16'4" x 7'11" (4.99m x 2.42m)

### First Floor:

Landing: 9'1" x 7'4" (2.76m x 2.23m)

Bedroom: 20'6" x 12'7" (6.24m x 3.84m)

En-suite: 7'8" x 6'5" (2.33m x 1.96m)

Bedroom: 18'3" x 13'1" (5.55m x 3.99m)

En-suite: 9'5" x 3'8" (2.87m x 1.12m)

Bedroom: 11'3" x 10'5" (3.42m x 3.18m)

## USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: F (3609.58 2025/26)

EPC Rating: C

Local Authority: Teignbridge District Council

Services: Mains water, drainage & electricity.

Heating: Air source heat pump.



## STEP OUTSIDE:

Approached via a gravel driveway providing generous off-road parking, the property includes a detached single garage — perfect for secure storage, workshop use, or vehicle parking. The rear garden is a particular highlight: thoughtfully landscaped on a gently sloping site with stone paths, and steps creating distinct usable spaces. Predominantly laid to lawn for easy maintenance, it features mature hedging for excellent privacy, established shrubs, fruit trees (including a characterful apple tree), and a productive vegetable/herb garden patch. A charming timber summerhouse/garden room is perfectly positioned to take in the garden views, offering a peaceful spot for reading, hobbies, afternoon tea, or simply enjoying the tranquillity. The garden enjoys sunshine throughout much of the day with areas of dappled shade from mature planting, and the elevated position ensures those uninterrupted rural views remain a constant delight. To the front and sides, well-tended borders, hedging, and gravel areas enhance the property's kerb appeal while maintaining the peaceful, semi-rural character.



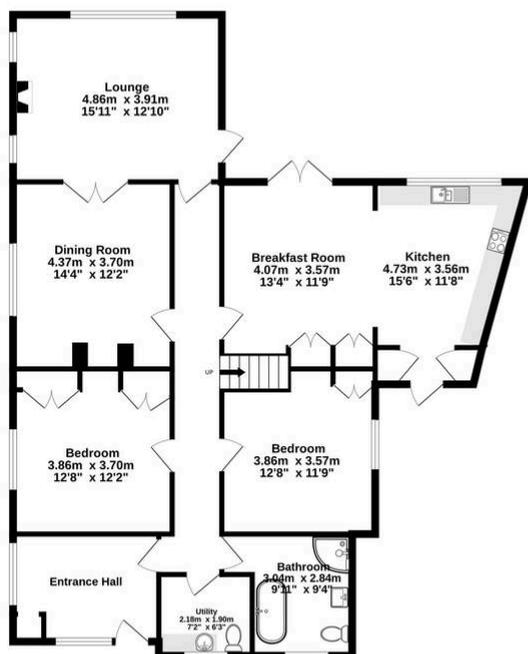
## LOCATION:

This beautiful chalet bungalow is situated, right near the heart of the town centre in Bovey Tracey. 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 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 hours driving distance.

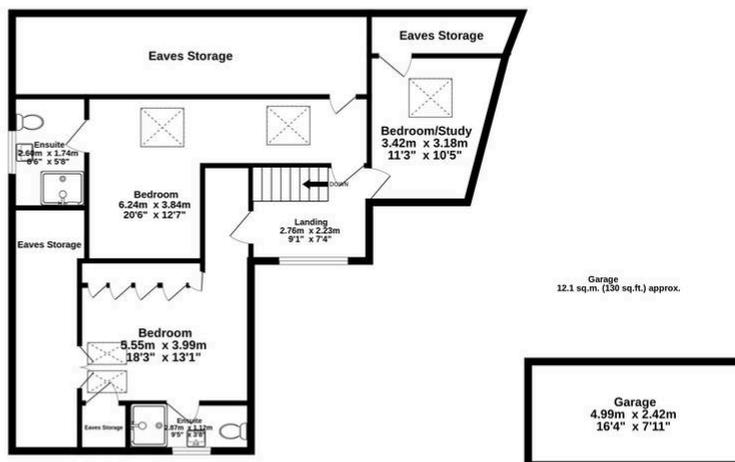
## AGENTS INSIGHT:

"This elevated detached chalet bungalow offers truly breath-taking panoramic countryside views from nearly every room – a rare and captivating feature in this peaceful location. The versatile, light-filled layout with cosy wood-burner lounge, sociable kitchen/breakfast room, flexible bedrooms and superb private gardens with summerhouse makes it an exceptional home."

Ground Floor  
122.8 sq.m. (1322 sq.ft.) approx.



1st Floor  
85.6 sq.m. (921 sq.ft.) approx.



**TOTAL FLOOR AREA : 220.4 sq.m. (2372 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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