



A unique detached, three bedroom cottage located in Hennock with breathtaking countryside views, a studio and plenty of off road parking.

[Rose Cottage | Hennock | TQ13 9PZ](#)





PROPERTY TYPE

Detached cottage



SIZE

1,817 sq ft



LOCATION

Village



AGE

Victorian (1837 - 1901)



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

LPG central heating



PARKING

Off road parking



OUTSIDE SPACE

Generous sized garden and two balconies



EPC RATING

40 (E)



COUNCIL TAX BAND

E



in a nutshell...

- Studio/store
- Outstanding countryside views
- Living room with two wood burners
- Spacious kitchen/dining room
- Utility room
- Atrium entrance
- Plenty of parking
- Gardens
- Must be seen





the details...

An opportunity to purchase a unique, extended cottage with three bedrooms, a studio/garage, gardens and breath-taking countryside views, in the picturesque village of Henock.

A gravel driveway leads to the property and provides parking for at least five cars, and timber steps lead up to a balcony and the preferred entrance. Inside, it is well-presented with light and neutral décor throughout and feels warm and welcoming with LPG central heating, double glazing and two wood-burning stoves. This superb property is spacious and offers versatile accommodation along with incredible stunning elevated views from every window.

French doors lead into an atrium entrance on the lower ground floor, which has beautiful solid-oak flooring and a high sloping ceiling with a Velux skylight adding to the natural light. There is a utility area with solid oak worktops, a ceramic double sink with a mixer tap, pine-fronted cupboards and space with plumbing for a washing machine and tumble drier. A door leads into a large, almost full-height basement area which has lights and power and also houses the LPG condensing combi-boiler which provides the central heating and hot water on demand.

A pine staircase rises from the atrium entrance to the ground floor where there is a back door and a half-glazed door into a hallway with more oak flooring, leading into the original cottage where there is a spacious living room filled with light from two windows and French doors, from where there are fabulous views over the surrounding countryside. It has solid-oak flooring, painted ceiling beams and stone fireplaces at either end both with chunky oak lintels, and both fitted with wood-burning stoves making great features; wonderful with roaring fires on a dark winter night. There is an obscured glass window in the thick stone wall at the rear, with a meter cupboard beneath.

The kitchen/dining room is another fabulous room with dual-aspect windows and French doors filling the room with light and providing wonderful views. It has solid Beech worktops, and a range of oak-fronted fitted base, drawer and wall units providing ample cupboard space, a ceramic one and a half-bowl sink with a mixer tap, a built-in fan oven with an induction hob and wide extractor hood above, an integrated dishwasher, and floor space for an upright fridge/freezer. There is plenty of room for a dining table and seating for six or eight places, ideal for any occasion creating a social space, a 'real hub of the home'.

French doors extend the inside space outside onto a balcony with a timber balustrade, making a superb venue for alfresco dining or sharing a bottle of wine with friends and family. A family bathroom is spacious with a tiled floor and part-tiled walls containing a modern suite comprising an elegant centre-fill bath, a separate rain shower, a pedestal basin, a WC and a chrome heated towel rail. A hatch in the hallway ceiling provides access to another loft space.

A staircase from the living room rises to the first floor, where there are two light and airy bedrooms, a double and a twin, both with wardrobes providing plenty of clothes hanging space, and windows to the front with stunning far-reaching views. A cupboard in the larger bedroom has shelving and a hatch in the ceiling providing access to the loft space where there is plenty of insulation and lights for convenience, and the landing has a stained-glass window making a lovely feature.

From the atrium entrance on the lower ground floor, a door leads into another generously proportioned double bedroom, currently used as a studio/workroom, with a oak floor and dual-aspect windows and bi-fold doors which lead out onto another balcony. Beneath is another spacious room with oak-effect laminate flooring, currently used as a store room but would make a superb garage or an office/studio, ideal for those working from home. This modern extension has a Sedum living green roof bringing a host of benefits to the building and the environment, and would make a great annex with the addition of an internal staircase.

Outside, at the front of the cottage there is a terrace of paving, making a fabulous venue for entertaining, be it alfresco dining or a barbecue, joining up with the balcony outside the kitchen/dining room. Steps lead down into the garden where there is a sloping lawn interspersed with a number of bushes and trees including an apple tree, with a stream running down through the centre to a fishpond at the bottom. There is a storage area beneath the balcony, ideal for logs, outside taps and splash-proof plug sockets for convenience. A sloping concrete path leads from the driveway to the back door beside the LPG cylinders for the central heating that are connected via an auto-changeover valve.

A viewing is essential to fully appreciate this unique property and to witness the jaw-droppingly spectacular panoramic views firsthand.



the floorplan...

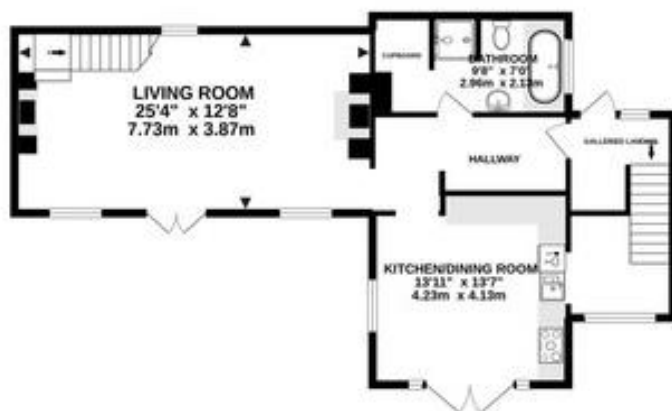
STUDIO
292 sq.ft. (27.1 sq.m.) approx.



LOWER GROUND FLR
399 sq.ft. (37.0 sq.m.) approx.



GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 1817 sq.ft. (168.8 sq.m.) approx.

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the location...

Hennock is a small village on the south side of the beautiful Teign Valley and is especially renowned for its spectacular views over the Teign Valley to the Haldon Hills and beyond. The village is on the eastern edge of Dartmoor National Park and within it is a church, pub, primary school and village hall. Nearby is the popular moorland town of Bovey Tracey, where there is a full selection of local shopping and other amenities.

Shopping

Late night pint of milk: Co-op Bovey Tracey 2.1 miles
Town centre: Bovey Tracey 2.4 miles
Supermarket: Bovey Tracey 2.4 miles
Newton Abbot 5.8 miles
Exeter 11 miles

Relaxing

Beach: Teignmouth 11 miles
Finlake Holiday Park, horse riding, swimming pool, spa: 4.6 miles
Stover Golf Club: 4.5 miles

Travel

Bus stop: By the Palk Arms 0.1 mile
Train station: Newton Abbot 7.6 miles
Main travel link: A38 4.5 miles
Airport: Exeter 18 miles

Schools

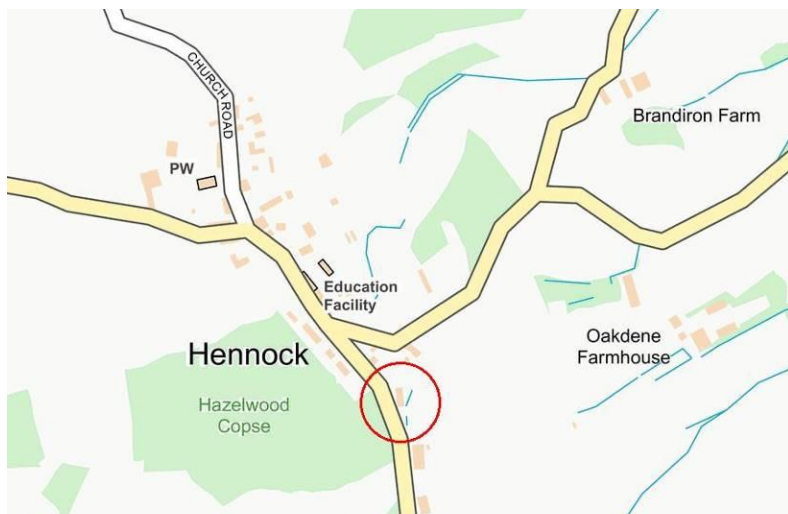
Hennock Primary School: Approx. 270 ft.
Teign School: 5.8 miles
South Dartmoor Community College: 9.6 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9PZ

how to get there...

From the Office in Bovey Tracey turn into Le Molay-Littry Way and proceed out of the town, past the new development on the left hand side. Take the next turning on the left, sign posted Hennock and proceed into the village and just before the large thatched property on the right, turn sharp right sign posted Teign Village. Continue a little further on and the property is the first drive on the right.





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