



Oak Tree Cottage
The Village, North Bovey, Devon

A charming three-bedroom detached cottage in an idyllic Dartmoor village

A delightful, unlisted period cottage set in the picturesque moorland village of North Bovey, beside the village green and moments from the village's historic Grade I listed parish church. The property benefits from an attached garage and beautiful south-west facing rear gardens. The stunning countryside of Dartmoor is just moments away, offering miles of walking, cycling and riding routes to explore.



4 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



GARAGE & UTILITY ROOM/STORE



GARDEN



FREEHOLD



VILLAGE



1,732 SQ FT



**GUIDE PRICE
£575,000**



The property

Oak Tree Cottage is a detached property offering almost 2 000 sq. ft of characterful accommodation arranged over three light-filled floors. There are attractive white-rendered elevations outside, while inside the cottage offers three bedrooms and four comfortable, flexible reception rooms. These include the well-proportioned sitting room and the garden room, which welcomes plenty of natural light and opens onto the patio garden. Also on the ground floor is a well-equipped kitchen with fitted units, an Aga, and space for all the necessary appliances. A dining room adjoins the kitchen in a semi open-plan layout while a utility room/store offers generous space for further appliances and home storage. The utility room also provides front and rear access to the cottage and provides a useful cloakroom.

On the first floor there are three well-presented double bedrooms, including one with an en suite shower room. Additionally, the first floor has a family bathroom with a bath and a separate shower unit. Further up on the second floor there is an attic room

with skylights overhead, which is ideal for use as an office or studio, or could be used as a fourth bedroom if required.

Outside

The cottage lies in a central position within the village beside the beautiful village green. There is an attached garage at the side of the cottage, which could also be used as a workshop or provide development opportunities subject to obtaining the necessary consents. The garden at the rear is south-west facing and has paved terracing, three ornamental ponds and various colourful beds with established shrubs and perennials. At the borders there is high timber fencing and hedgerows, creating a sense of peace and privacy.



Location

The idyllic village of North Bovey lies in a peaceful east Dartmoor setting, within easy reach of the small market towns of Moretonhampstead and Chagford. This village has a renowned local pub 'The Ring of Bells' and a parish church, while both nearby towns have a variety of shops, cafés, pubs and restaurants, and charming, historic town centres. Chagford residents also benefit from a community market garden, which provides fresh produce for residents and neighbouring parishes, and for leisure, there is an outdoor swimming pool, and plenty of walking, cycling and riding routes across Dartmoor. The larger town of Bovey Tracey provides a further range of amenities while Exeter is just 16 miles away offering an extensive range of facilities including boutique and high street shopping, supermarkets and leisure amenities including restaurants, cafés and wine bars, theatres, museums, galleries and cinemas. Both Chagford and Moretonhampstead also have primary schools, while secondary schooling can be found in in Ashburton, Newton Abbot and Exeter. By road, the A30 is eight miles away and provides fast and efficient connections to Exeter and the M5. Newton Abbot and Exeter St David's mainline stations both provide direct services to London Paddington.

Distances

- Moretonhampstead 1.7 miles
- Chagford 4.0 miles
- Newton Abbot 13.5 miles
- Exeter 16 miles

Nearby Stations

- Okehampton
- Newton Abbot (London Paddington 2 hours, 35 mins)
- Exeter St David's

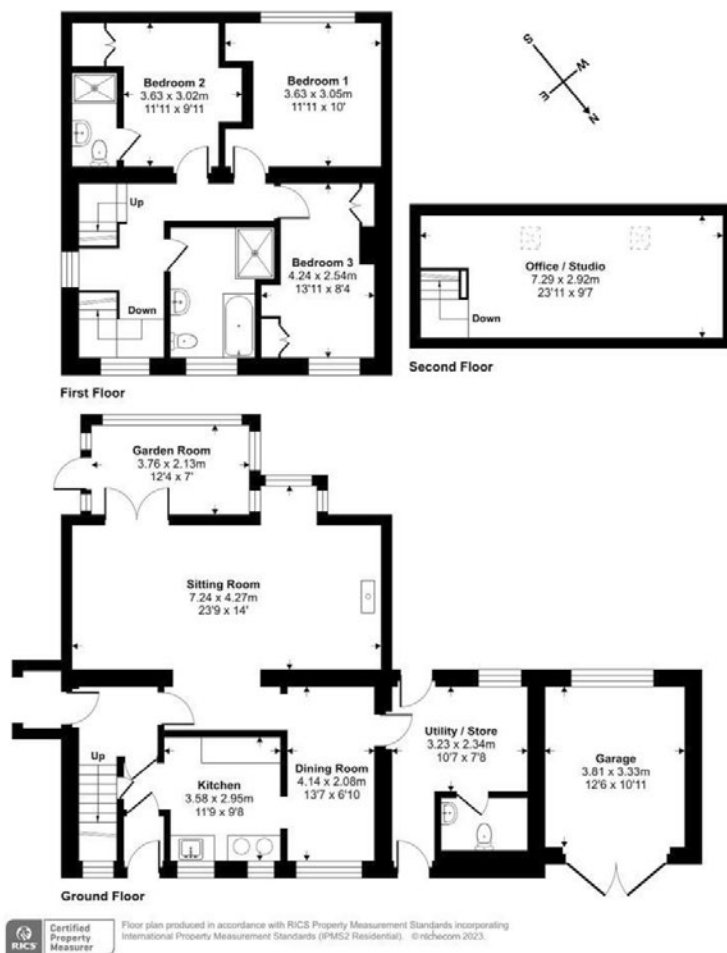
Nearby Schools

- Moretonhampstead Primary School
- Chagford Church of England Primary School
- Stover Independent School
- Exeter School
- The Maynard School
- South Dartmoor community College
- Exeter College (Ofsted rated outstanding)



Approximate Area = 1732 sq ft / 160.9 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 1868 sq ft / 173.5 sq m

For identification only - Not to scale



Floorplans

House internal area 1,732 sq ft (160 sq m)

Garage internal area 136 sq ft (12 sq m)

Total internal area 1868 sq ft (173 sq m)

For identification purposes only.

Directions

TQ13 8RA

///what3words: button.disband.startles

General

Local Authority: Teignbridge District Council

Services: Mains electricity, water and drainage. Oil-fired central heating

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: E

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Exeter

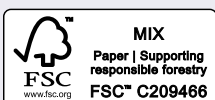
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