



42 East Street, Bovey Tracey - TQ13 9EJ

£260,000

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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📍 50 Fore Street
Bovey Tracey TQ13 9AE

USEFUL INFORMATION :

Grade 2 listed building Mains water,
electric, gas and drainage connected.

Council Tax B EPC - Exempt

MEASUREMENTS:

Lounge: 14' 9" x 12' 2" (4.5m x 3.72m)

Kitchen: 12' 9" x 7' 1" (3.91m x 2.16m)

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

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

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

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 alley which runs along the back of the property has encouraged a real sense of community and a great relationship with our neighbours.



STEP OUTSIDE:

As you step out of the back door, it takes you on to an alley which is common place for properties of this age. As the cottages were originally rented by employees of the manor house, they shared a laundry. This adds to the feel of community between the residents. Straight across the narrow alley is a work shop, which has both running water and a sink as well as electricity. A short walk up a cobble path leads to a private garden which is fully south facing and features a shed, green house and bike store. The elevated position of the garden only enhances the moorland views of Haytor and beyond.



LOCATION:

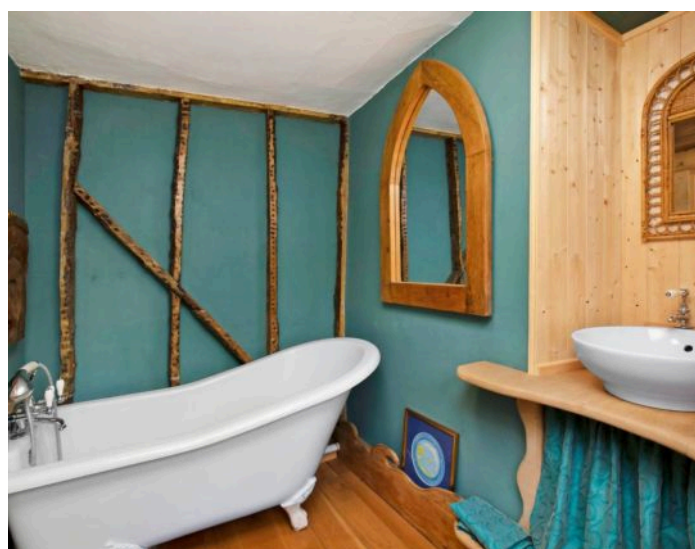
This terraced character cottage is ideally located with views to the moors and within close proximity to the town centre of Bovey Tracey. Known as the "Gateway to the Moors", this bustling town offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns 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.



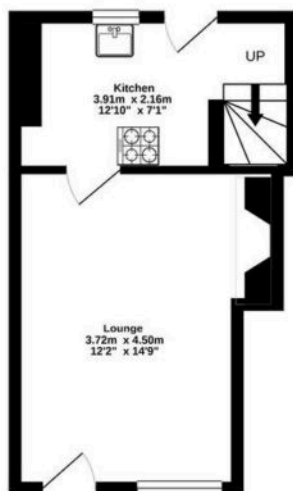


STEP INSIDE:

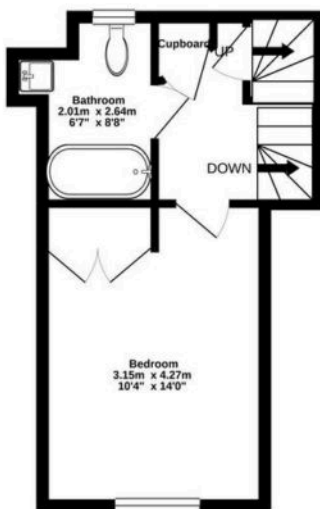
As you cross the threshold you walk into a warm and cosy living room which has been lovingly decorated to enhance the age of property. To the right of the room is a raised Inglenook fireplace, which features a recently fitted log burner. The cob and stone walls are a feature themselves, which have been decorated with earth born paints allowing the walls to breathe. The ceilings are high throughout which creates a surprisingly light space for a cottage of this period. The kitchen has been designed simplistically and sympathetically in keeping with the period of the property. It features a Belfast sink and wood panelled walls, and wooden flooring. The floor has been damp proofed and insulated, keeping the cottage warm throughout. The first floor houses a large double bedroom with built-in wardrobes. The view from the window takes your gaze across cottage roof tops towards the moors. On the same floor is the family bathroom which has a slipper bath tub in keeping with the Victorian era. The bathroom has beautifully crafted wave effect wood detailing around the skirting board and sink area. The second staircase takes you to the main bedroom which has full height ceilings and exposed beams. The light pours into this exceptional space through the Velux window. A floor level window frames the view kissing the rooftops of East Street and reach as far as Haytor. This is the home of artists, and the property has a quirk to it, which is reminiscent of Totnes.



Ground Floor
22.1 sq.m. (238 sq.ft.) approx.



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



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



TOTAL FLOOR AREA : 69.8 sq.m. (751 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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