4 St. Johns Cottages Newton Road, Bovey Tracey - TQ13 9BE

Guide Price £150,000 Freehold

Grade II listed characterful stone cottage requiring renovation, offering two double bedrooms, two reception rooms, rear courtyard garden and store. Excellent opportunity to modernise. **CHAIN FREE**

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ROOM MEASURMENTS:

Lounge: 3.60m x 3.60m (11'10" x 11'10")
Dining Room: 4.20m x 2.87m (13'9" x 9'5")
Kitchen: 3.05m x 2.75m (10'0" x 9'0")
Bedroom: 4.43m x 2.91m (14'6" x 9'7")
Bedroom: 3.60m x 3.49m (11'10" x 11'5")
Bathroom: 2.26m x 1.66m (7'5" x 5'5")
Store Room: 3.00m x 1.60m (9'10" x 5'3")

USEFUL INFORMATION:

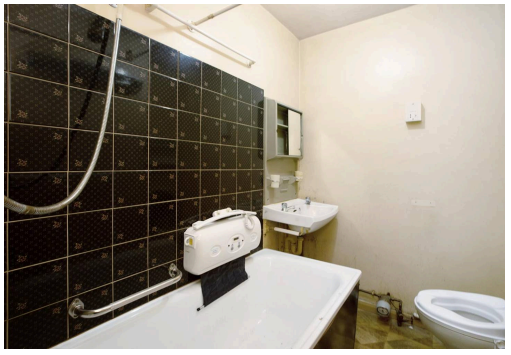
Heating: Electric
Services: Mains water, drainage, electricity.
There is currently no gas connected to the property.
Local Authority: Teignbridge District Council
Council Tax Band: C £2352.93p.a (2026/27)
EPC Rating: F
Tenure: Freehold
Please Note: This property is Grade II Listed.

AGENTS INSIGHT:

“A rare opportunity to acquire a character cottage with significant renovation potential, ideal for investors, developers or buyers looking to create a bespoke home.”

STEP OUTSIDE:

Positioned within an attractive terrace of character stone cottages, the property enjoys a traditional frontage with period architectural detailing and on-street parking directly to the front. The home is approached via a small enclosed front garden, with the front door within the archway. While to the rear there is a low-maintenance courtyard-style garden with useful external store, offering outdoor space and additional storage potential. The rear courtyard is accessed directly from the kitchen and provides a practical outdoor area for seating, storage or future landscaping improvements. The Store Room, is a useful ancillary space that provides valuable storage and potential for a variety of uses.



LOCATION:

This property is situated within easy walking distance to the town centre or the National Trust Parke. 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, a sports field/ tennis courts, a whisky distillery and art galleries plus the many cycle routes including Newton Abbot, Lustleigh and Moretonhampstead. 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 30 mins driving distance.

STEP INSIDE:

Entering through the front door, you arrive in the Lounge, a well-proportioned reception room positioned at the front of the property. A large window provides natural light, while the room offers ample space for lounge furniture and serves as a welcoming introduction to the home. From the lounge, a door leads through to the Dining Room, creating a central living space ideal for family dining or entertaining. The generous proportions provide flexibility for a variety of furniture layouts and future modernisation. Continuing through, you enter the Kitchen, located to the rear of the property. The kitchen benefits from dual-aspect windows, ample room for appliances and a door providing direct access to the rear courtyard garden. The layout offers excellent scope for refurbishment and reconfiguration to suit modern living requirements. Adjacent to the kitchen is the Bathroom, fitted with a bath, wash hand basin and WC. Returning to the lounge, stairs rise to the first-floor landing, which provides access to two bedrooms. The principal Bedroom is positioned to the rear and offers a spacious double bedroom with room for wardrobes and additional furnishings. The second Bedroom is another generous double room, located at the front of the property and enjoying good natural light.

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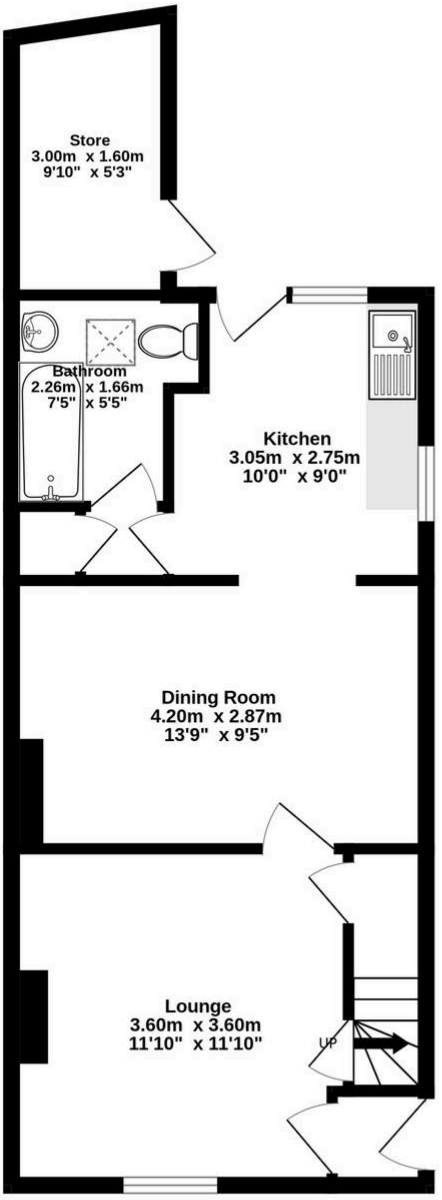
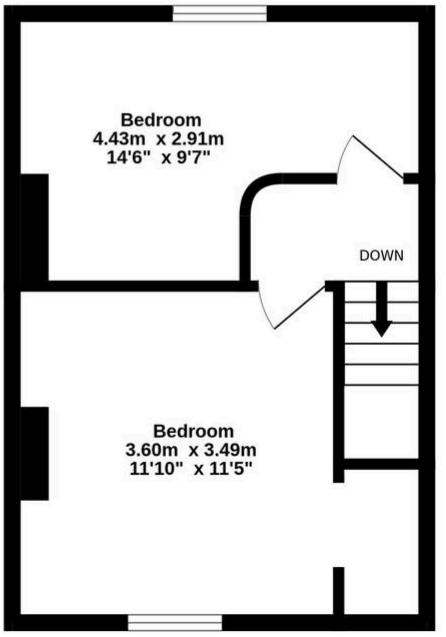
Ground Floor
46.4 sq.m. (499 sq.ft.) approx.



1st Floor
28.2 sq.m. (303 sq.ft.) approx.



TOTAL FLOOR AREA : 74.6 sq.m. (803 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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