





Cedar Lodge, Higher Brimley, Bovey Tracey - TQ13 9JT

Offers Over £650,000 Freehold

Contemporary countryside living at its finest. A stylish 3 bedroom home featuring open-plan living, landscaped garden, far-reaching views, parking for four vehicles and additional land. *CHAIN FREE*

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Contact Us...

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50 Fore Street
Bovey Tracey TQ13 9AE

USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: D

Council Tax Band: D (£2562.06 pa 2026/27)

Local Authority: Teignbridge District Council

Services: Mains water, drainage and electricity.

Heating: Boiler is dual fuel so can be gas fired or oil fired. Currently LPG gas but can be easily switched to oil depending on preference.

Location: what three word:

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Plot Size: 0.59 Acres

Currently used as a successful Air B&B - so try before you buy!!!!

AGENTS INSIGHT:

“Cedar Lodge offers a wonderful blend of contemporary living and countryside tranquillity. The seamless connection between the impressive open-plan living space, beautifully landscaped gardens and far-reaching rural views creates a lifestyle-focused home that is equally suited to entertaining guests or simply enjoying the peaceful surroundings.”

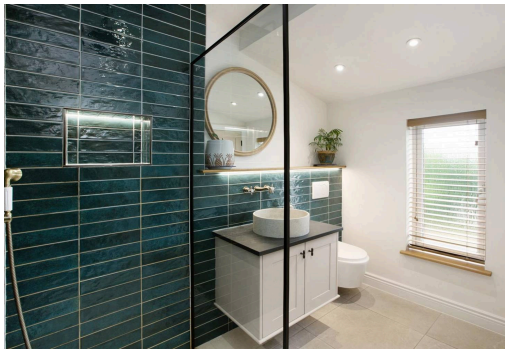
Anti-Money Laundering Regulations:

Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.



STEP OUTSIDE:

Stepping through the bi-fold doors from the impressive open-plan living space, you are greeted by a substantial newly laid patio that creates a seamless extension of the home. Enjoying a sunny aspect and far-reaching views, this fantastic outdoor entertaining space offers ample room for al fresco dining, relaxing and hosting guests. Beyond the patio, the landscaped garden unfolds across a series of thoughtfully designed levels, creating a variety of attractive spaces to enjoy throughout the day. Meandering pathways and steps lead through beautifully planted borders, established trees and flowering beds, with each terrace offering its own unique perspective of the surrounding countryside. A charming seating area has been carefully positioned to take full advantage of the stunning rural views, providing the perfect spot to unwind and enjoy the peaceful setting. The garden also benefits from an outdoor shower, a useful storage shed and a number of well-maintained lawned and gravelled areas, all framed by mature planting and natural stone features.





A gate leads to a further section of land, included as part of the sale, approx a third of an acre, currently used for agricultural purposes, enhancing the sense of space and connection to the surrounding landscape. Approaching the property, a private driveway provides parking for 3/4 vehicles. Graded steps lead up to the property, while a further set of steps rises to the front entrance, which is attractively enclosed by fencing and stone walling, creating a welcoming and private approach.

LOCATION:

This home is situated, about a mile from the town centre in the popular area of Brimley. 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 within half an hours driving distance.



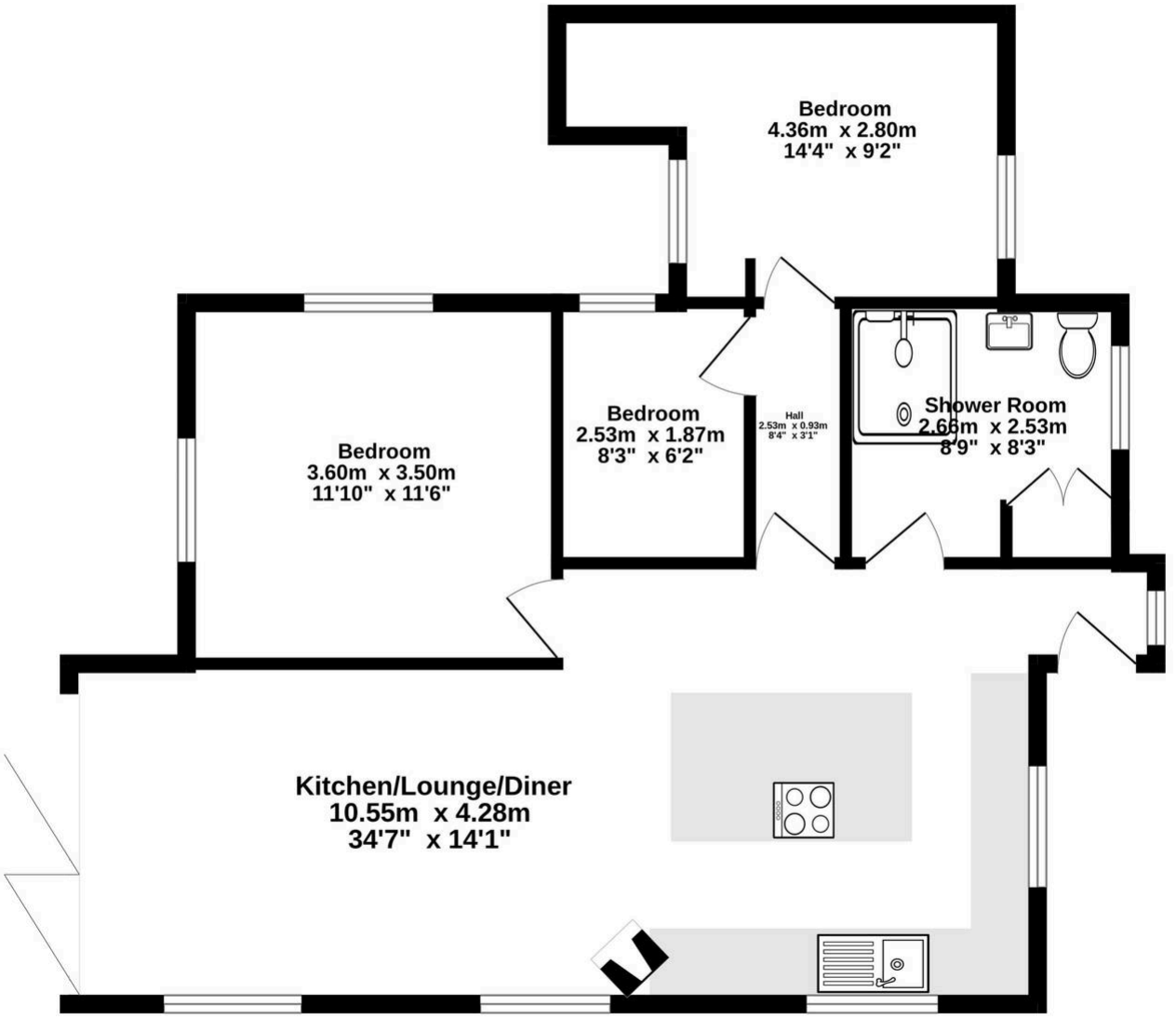
STEP INSIDE:
Entering Cedar Lodge, you are welcomed into a bright and beautifully presented open-plan living and dining space, thoughtfully designed to create a stylish yet comfortable atmosphere.
The contemporary kitchen has been finished to an excellent standard and features a built-in coffee machine, double oven, integrated fridge freezer, sink basin, and an impressive freestanding island complete with inset hob, extraction system, making it ideal for both everyday living and entertaining. The kitchen flows effortlessly into the lounge and dining area, where a charming log burner creates a warm and inviting focal point. The dining space enjoys stunning views across the garden and surrounding countryside through large bi-fold doors, allowing natural light to flood the room and enhancing the connection to the outdoor setting.



Positioned just off the entrance is the beautifully finished family shower room, complete with attractive teal tiling, a walk-in shower, wash basin and WC, along with a discreet storage cupboard with space for utilities. The first bedroom (accessed from the main living area) is a generously sized room with lovely garden views, further adding to the peaceful feel of the property while keeping in with the high-end living style the property offers. The second bedroom is a spacious and elegantly presented double room finished in keeping with the home's modern style. While the third bedroom offers excellent versatility and is perfectly suited as a home office, hobby room or single bedroom.



Ground Floor





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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