





Weavers Hill, Church Road, Hennock - TQ13 9QE

£535,000 Freehold

Characterful village home with spacious living, countryside views, four bedrooms, gardens, and garages, combining period charm with practical accommodation in the heart of Hennock. **CHAIN FREE**

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Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Family Room: 18'4" x 12'11" (5.59m x 3.94m)
Lounge: 12'11" x 12'9" (3.94m x 3.88m)
Kitchen: 19'4" x 9'2" (5.90m x 2.79m)
Dining Room: 15'11" x 10'2" (4.85m x 3.09m)
Pantry: 4'4" x 2'7" (1.33m x 0.78m)
WC: 7'1" x 4'6" (2.17m x 1.38m)
Bedroom: 15'9" x 12'11" (4.80m x 12'11")
Bedroom: 14'11" x 12'11" (4.56m x 3.94m)
Bedroom: 10'6" x 9'2" (3.21m x 2.79m)
Bedroom: 10'10" x 10'6" (3.31m x 3.21m)
Bathroom: 10'2" x 9'2" (3.09m x 2.79m)
Garage: 18'3" x 10'10" (5.55m x 3.29m)
Garage/Workshop: 18'8" x 9'4" (5.69m x 2.85m)

USEFUL INFORMATION:

Tenure: Freehold
Council Tax Band: E (£3187.93 2026/27)
EPC Rating: E
Local Authority: Teignbridge District Council
Services: Mains water, drainage & electricity.
Heating: Night storage heaters, Rayburn & Electric.

AGENTS INSIGHT:

"Weavers Hill is a charming village home full of character, offering spacious and versatile accommodation with wonderful views of the church and surrounding countryside. The combination of generous gardens, useful outbuildings and ample parking makes it an ideal property for those seeking a peaceful rural lifestyle."



STEP OUTSIDE:

Externally, Weavers Hill continues to impress with a covered area incorporating a useful store and separate WC, offering excellent potential as a workshop or hobby space. The property benefits from three separate garden areas in total. The main garden is predominantly laid to lawn and enjoys attractive views across the surrounding countryside. An additional lawned garden accompanies the property and includes a single garage. A third garden area, situated adjacent to the garage, provides further outdoor space and currently accommodates a greenhouse and wood store. This is a versatile part of the property's grounds with excellent potential for future enjoyment. Parking is well catered for with a driveway providing space for three vehicles, in addition to a garage and store. Combining character features, generous living accommodation and appealing outdoor space, Weavers Hill presents a wonderful opportunity to enjoy village living in an attractive rural setting.





LOCATION:

This home is located in the popular village of Hennock, which is a hilly parish between the Teign and Bovey valleys, the village stands at approximately 600 ft. above sea-level. Hennock is a highly desirable Dartmoor National Park village, renowned for its strong sense of community and beautiful surroundings. The village offers a popular public house, well-regarded primary school, active village hall hosting a variety of events, and a welcoming church with regular services and community activities. Surrounded by stunning countryside and enjoying spectacular views across the Teign Valley, the area provides access to excellent walking and outdoor pursuits. The nearby town of Bovey Tracey, often referred to as the gateway to Dartmoor, offers a range of everyday amenities, while the A38 provides convenient links to Exeter and Plymouth. The market town of Newton Abbot is also within easy reach and benefits from a mainline railway station.

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 INSIDE:

Weavers Hill is a Grade II listed, characterful and well-presented home situated in the sought-after village of Hennock, offering spacious and versatile accommodation together with attractive gardens and far-reaching countryside views. The property is entered via a porch with two doors opening into the principal reception room, a charming space that spans the full length of the front of the house. This versatile room features fireplaces at either end, with a log-burning stove set within one, creating a warm and inviting atmosphere. The kitchen is a delightful room overlooking the garden and countryside beyond, fitted with an extensive range of cupboards and drawers providing excellent storage. It benefits from a traditional Rayburn alongside a separate electric oven and induction hob, offering flexibility throughout the year, particularly during the warmer months. A further reception room retains attractive period features acting as an additional cosy living space.
On the first floor, there are four bedrooms. Two generous double bedrooms enjoy views towards the village church and benefit from built-in wardrobes. The remaining two bedrooms are well-proportioned single rooms overlooking the rear of the property. The family shower room is fitted with a large walk-in shower with electric shower, WC and wash basin, while an airing cupboard provides practical linen storage.

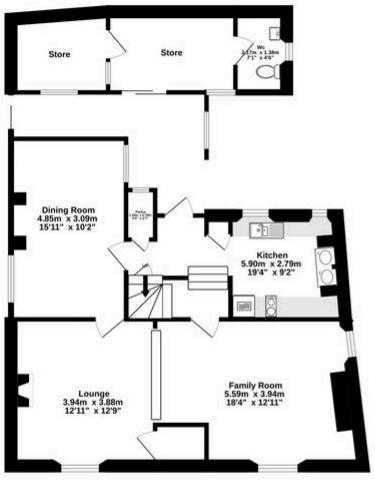
Dating from 1800's, the property combines period charm with practical family living, with a wealth of character features evident throughout. Formerly the village Post Office, the property retains a number of fascinating historical details, including an original post box and the remains of a bread oven, providing a unique link to its past.



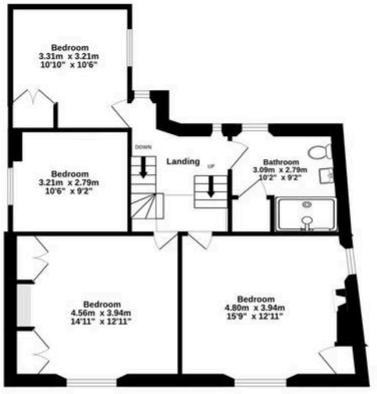


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Ground Floor
92.8 sq.m. (999 sq.ft.) approx.



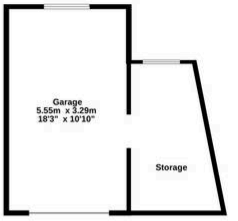
1st Floor
71.7 sq.m. (772 sq.ft.) approx.



Garage
16.3 sq.m. (175 sq.ft.) approx.



Garage
27.1 sq.m. (291 sq.ft.) approx.





TOTAL FLOOR AREA : 207.9 sq.m. (2237 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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