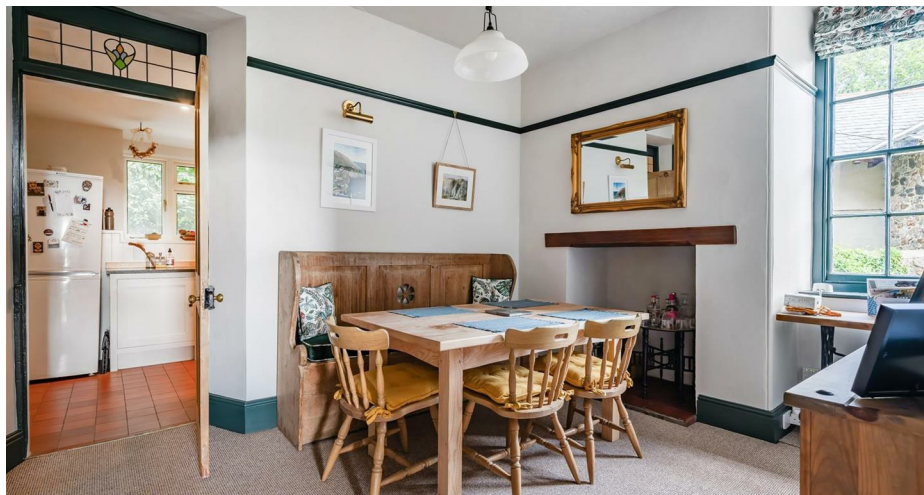




Hillside Farm House

Hillside Farm House, Brimley, Bovey Tracey, Newton Abbot, Devon, TQ13 9JS



Bovey Tracey: 1.5 miles, Totnes: 15 miles,
Exeter: 18 miles

An attractive period farmhouse in a delightful semi-rural location on the edge of the Dartmoor National Park.

- 19th Century home
- Semi-detached
- Rural, yet accessible
- Pleasant views
- 1442sqft of accommodation
- 2 Reception rooms
- 3 Bedrooms
- Charming garden
- Freehold
- Council tax band: D

Guide Price £350,000

SITUATION

The property is situated on the rural outskirts of Bovey Tracey in the hamlet of Brimley, 1.5 miles from 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, veterinary clinic, library, primary school, restaurants, cafes, inns and churches. The town also benefits from good sporting facilities, including a swimming pool, sports field, 9-hole golf course, cricket club, bowling green, football pitches and tennis courts. There are also local cycle tracks.

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 to London Paddington at both Newton Abbot and Exeter. Exeter International Airport is within easy travelling distance. First class educational facilities, can be found nearby whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

DESCRIPTION

Hillside Farmhouse is a charming example of a charming 18th century farmhouse. The semi-detached home which offers extensive accommodation stretching to 1,442sqft is located in a delightful semi-rural location, enjoying a wonderful outlook across the surrounding countryside. Combining ample ground floor reception space with three first floor bedrooms, this well presented home still hosts some delightful period features as well as the requisite 'mod-cons'. Accompanying the property is an attractive cottage style garden, where the views and tranquillity of the property can be enjoyed.

ACCOMMODATION

The property enjoys pleasant and versatile reception space; the sitting room, set at the front of the house, benefits from a double-fronted outlook, across the garden and towards surrounding countryside with a door allowing access to the garden. A focal feature of the room is the fireplace, which has an ornate and attractive surround housing a log burner, creating a cosy and inviting atmosphere. The dining room, situated between the sitting room and the kitchen, offers flexibility with a ample space for a dining table as well as space beside the staircase for a desk.

Situated to the rear of the ground floor is the charming galley kitchen, fitted with a range of wall and base white 'shaker' style units with an integral electric oven and hob, and space for further appliances. Leading from the kitchen is access to the side entrance lobby that also serves as a utility room with a separate WC. The family bathroom

comprises a separate shower and bath as well as a wash basin.

On the first floor are the property's three bedrooms, the principal bedroom is situated to the rear of the house with a dual aspect as well as built in storage; the two further bedrooms, situated to the front, enjoy wonderful easterly views overlooking the surrounding countryside. From a half landing, is access to a cloakroom with a WC and wash basin.

Stairs rise to the first floor where there are three bedrooms, served by a WC positioned on the half landing for convenience. The arrangement offers flexibility for families, guests, or those seeking space for home working.

OUTSIDE

The front of the property is set back behind a stone wall and is approached via a pathway leading through the garden. The garden itself has been thoughtfully arranged to provide a mix of usable and attractive outdoor space, including a patio area well-suited for outdoor dining or relaxing during warmer months. Beyond this, a small lawn is bordered by established and vibrant shrubery and planting.

SERVICES

Mains water, electricity and drainage. LPG gas central heating. Ofcom advises ultrafast broadband and limited mobile coverage form the major providers is available.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ Tel: 01626 832093 Email: hq@dartmoor-npa.gov.uk

VIEWINGS

Strictly by appointment through the agents.

DIRECTIONS

From the Drumbridges roundabout, proceed on the A382 towards Bovey Tracey for 1.25 miles, continuing straight at the traffic lights and past the fuel station on your right. Upon entering Bovey Tracey, at the roundabout take the first exit onto Pottery Road. Continue along pottery road, passing the House of Marbles on the right and going straight over at the crossroads and continue to the end of the road. At the junction, turn left and proceed up the lane for half a mile, where the property can be found on the right hand side after the stone barn conversions at the right hand side of the road.

What3Words: [///quench.duck.branching](#)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			68
(55-68) D			
(39-54) E			
(21-38) F		32	
(1-10) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive compliant

Cornwall | Devon | Somerset | Dorset | London