

# September Cottage, North Bovey, Dartmoor

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# A beautiful Grade II listed detached cottage surrounded by countryside in a delightful Dartmoor village.

## Summary of accommodation

Three bedrooms | En suite shower room | Family bathroom | Dining room  
Reception room | Cloakroom | Utility room | Kitchen/breakfast room | Pantry

Off-road parking | Garage | Large garden with enclosed courtyard

## Distances

Moretonhampstead 1.9 miles, Chagford 3.8 miles, Exeter St Davids Station 15.6 miles, Exeter Airport 32.0 miles (All distances are approximate)

## Situation

North Bovey is a stunning village set in the picturesque surroundings of Dartmoor National Park with historically rich monuments like Bovey Castle and an ancient church dating back to the 14th century. There is an excellent village pub, The Ring of Bells, which is very popular with locals and visitors alike with good lunchtime and evening menus and alfresco dining in the summer.

The village is within easy reach of the moorland towns of Moretonhampstead and Chagford for more extensive amenities and leisure facilities. The property is ideally situated for exploring Dartmoor Park and other leisure activities such as golf at Bovey Castle, horse riding, mountain biking and fishing. For those summer months, the nearby sandy Teignmouth Beach is less than 20 miles away.



The area benefits from excellent transport links via direct trains to larger cities and towns such as Reading and London from Exeter St Davids and Yeoford Stations. The motorway network can be reached via the nearby A30 and M5. A38 Devon Expressway lies just over a mile away and leads to Plymouth and Cornwall to the west and Exeter and M5 to the east.

The region benefits from a range of excellent educational facilities within 5 miles such as Widcombe-in-the-Moor Primary rated 'Outstanding' by Ofsted.

## The property

Situated in the beautiful Dartmoor National Park, this characterful family home contains various features including under-the-floor heating, ceiling beams and inglenooks. The location affords the property picturesque outlook all around further enjoyed by the window seats throughout the property.

This cottage combines the modern with the traditional providing ideal accommodation with the moors and Bovey Castle nearby. Following the path to the front of the property leads to a thatched entrance with hanging wisteria and leading to the large hallway/dining room with wooden floor and a feature fireplace with a granite surround. A single door connects to the expansive reception room with window seats, feature fireplace, additional storage space, library/study area and cloakroom.

The bright kitchen/breakfast room boasts a range of base and wall units, integrated two-oven AGA plus an AGA companion unit offering an extra two ovens and a four-burner hob. The kitchen/dining room also benefits from a separate pantry and utility rooms for additional storage and a fantastic wine cellar. There is also direct access to the rear garden terrace.

To the first floor, there are three sizeable bedrooms with the principal bedroom comprising of ceiling beams, fitted storage and an en suite shower room with limestone tiling and slate floor. The principal bedroom can be reached via a separate staircase. The second and third bedrooms comprise of fitted wardrobes and window seats with views over the landscaped gardens and countryside beyond. The spacious family bathroom services this floor with a full length bath, low level WC and washbasin.



## Gardens and grounds

The accommodation can be approached via the driveway leading to the garage. The professionally landscaped gardens provides views of the church beyond with a private courtyard area ideal for al fresco dining. The gardens are enclosed by mature shrubs, trees and flowers with several secluded areas such as the garden seat area with interconnecting gravel paths.

## Services

Mains water and electricity. Oil-fired central heating.

## Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

## Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423 111

## Directions (Postcode TQ13 8RA)

Take the A30 westwards direction Okehampton follow for 12 miles to Whiddon Down junction signposted Moretonhampstead take A382 to Moretonhampstead turn right by White Hart Hotel on B3212 for 100 yards and turn left along Pound Street follow the road to North Bovey. September Cottage is on the right-hand side of the village green.

## Property information

**Tenure:** Freehold

**Local Authority:** Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. [www.teignbridge.gov.uk](http://www.teignbridge.gov.uk)

**Council Tax:** Band G

**Guide Price:** £1,100,000

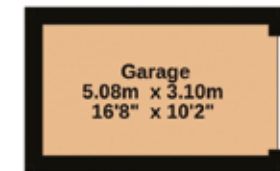
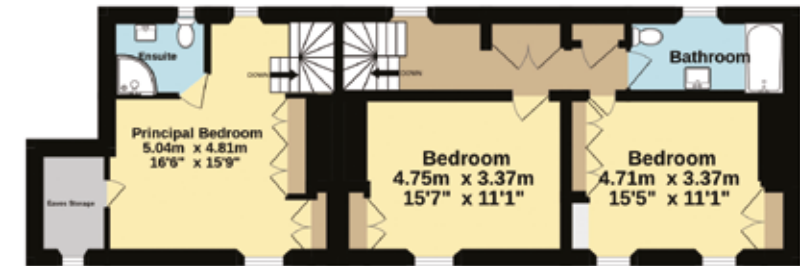
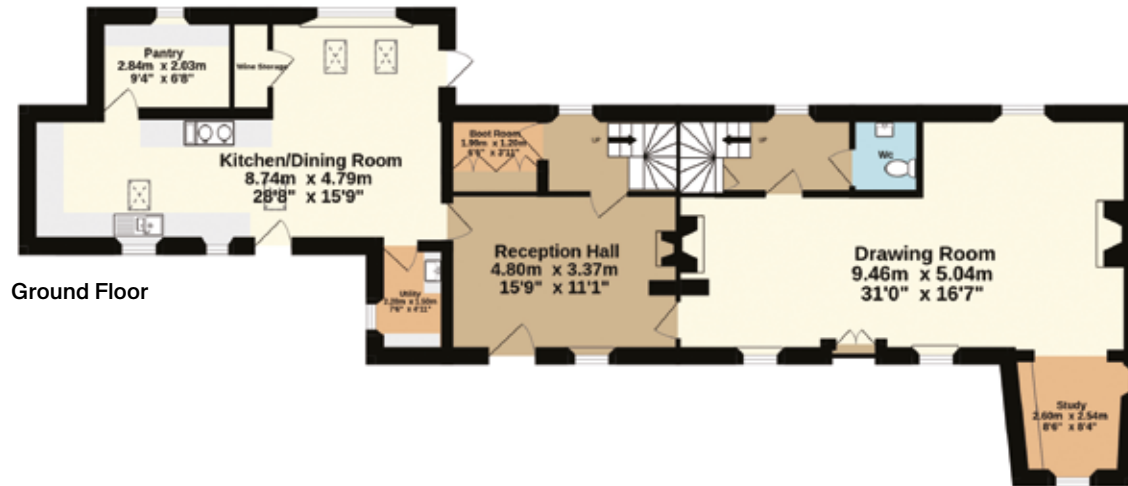


## Approximate Gross Internal Floor Area

206.8 sq m (2226 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Garage

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated June 2023.

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