

Blueburn, Dartmoor National Park, Devon





A family home of **exceptional quality**, with breathtaking views.

Summary of accommodation

Porch | Reception hall | Morning room | Sun room | Dining room | Study | Kitchen | Breakfast room | Utility room | Library/sitting room | Cloakroom
Principal bedroom with en suite bathroom | Guest bedroom with dressing room/sitting room and en suite bathroom
Three further bedrooms, one with en suite bathroom | Family bathroom

Blueburn Cottage

Kitchen/dining room | Bedroom/sitting room | Shower room
Summer house | Decked entertaining terrace | Swimming pool | Tree house | Garage | Established gardens

In all about 2.18 acres

Distances

Bovey Tracey 3 miles, Newton Abbot 9 miles (London Paddington 2 hours 28 minutes), Exeter 20 miles (London Paddington 2 hours 3 minutes)
(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Mark Proctor
01392 423111
mark.proctor@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Hamish Humfrey
020 7861 1717
hamish.humfrey@knightfrank.com

Location

Blueburn stands majestically in a south-facing, elevated position with some of the most exquisite views Dartmoor National Park has to offer. This remarkable family home is surrounded by the stunning unspoilt countryside just beneath Haytor, Dartmoor's iconic landmark, on the national park's eastern fringe.

It embodies a unique blend of privacy and seclusion, without sacrificing convenience and accessibility. The moorland to the north unfurls into breathtaking landscapes, while the property itself remains within easy reach of essential amenities, thanks to nearby access roads. The Rock Inn, the cosy local village pub, is within walking distance, and the charming town of Bovey Tracey, offering a variety of shops and a farmer's market, is just three miles from the house.

Dartmoor National Park, celebrated for its dramatic granite tors, verdant heather-clad moors, and idyllic valleys crisscrossed by streams and rivers, presents an abundance of possibilities for outdoor activities such as walking, horse riding, cycling, and other country pursuits.

Approximately 20 miles from the property, the Cathedral city of Exeter offers an extensive array of shops, eateries, cafes, and cultural experiences. Exeter's mainline station ensures a swift journey to London Paddington in just over two hours, while Exeter Airport facilitates travel to a variety of domestic and European locations. Additionally, Newton Abbot's mainline station, about 9 miles away, provides services to London Paddington, making the journey in under two and a half hours.

The area is also renowned for its excellent educational institutions, including Exeter School, The Maynard, Stover in Newton Abbot, and Mount Kelly in Tavistock, further enhancing the allure of Blueburn as an exceptional family home within a setting of unparalleled natural beauty.



Blueburn

Through the attractive wrought iron gates, the private driveway sweeps through the mature gardens, arriving at the generous parking and turning area, where the striking Edwardian architecture of Blueburn and panoramic views can be appreciated. The house is not listed and was designed by architect Thomas Henry Lyon. Built in 1910, it has the elegant proportions synonymous with its era, within a manageable layout that ensures it works perfectly as a family home and for entertaining.

Upon entering, the large entrance hall warmly welcomes you, guiding you to the principal reception rooms bathed in natural light. This is courtesy of the large windows, the majority of which have been meticulously replaced and refurbished, ensuring the home not only resonates with warmth but also is presented with exceptional attention to detail throughout.

The reception rooms, particularly the sun room on the south side of the house, boast breathtaking, far-reaching views, with the property's attractive gardens providing a charming foreground. These spaces are further enhanced by their large windows and high ceilings, crafting an ambiance of openness and tranquillity.





The heart of the home lies in the delightful kitchen, equipped with an electric AGA, and designed as the quintessential gathering spot for family and friends. The adjacent breakfast room, with its French doors, opens onto a Mediterranean-style parterre garden, inviting the outside in and offering a perfect setting for alfresco dining or simply enjoying the garden's beauty.

Ascending to the first floor, there are four classically proportioned bedrooms offering spectacular views that captivate and delight alongside an additional single bedroom.

The principal bedroom is a standout, featuring a private balcony and an en suite bathroom, both presented with impeccable taste and an eye for comfort and luxury.

Blueburn Cottage

Adding to the property's appeal is a charming cottage, perfect for accommodating guests or staff. It includes a kitchen/diner on the ground floor and a bedroom with an en suite shower room upstairs, which opens to steps leading down to an inviting decked entertaining terrace.



Gardens, grounds and outbuildings

The gardens are a testament to the property's privacy and versatility, encompassing about two and a half acres of meticulously landscaped grounds. From the secluded swimming pool to the expansive flat lawn area, surrounded by high hedges for added privacy, each element has been thoughtfully designed to create different areas for relaxation and entertainment.

The decked entertaining terrace, a notable addition, offers a splendid vantage point to revel in the natural beauty and breathtaking views that envelop the home.

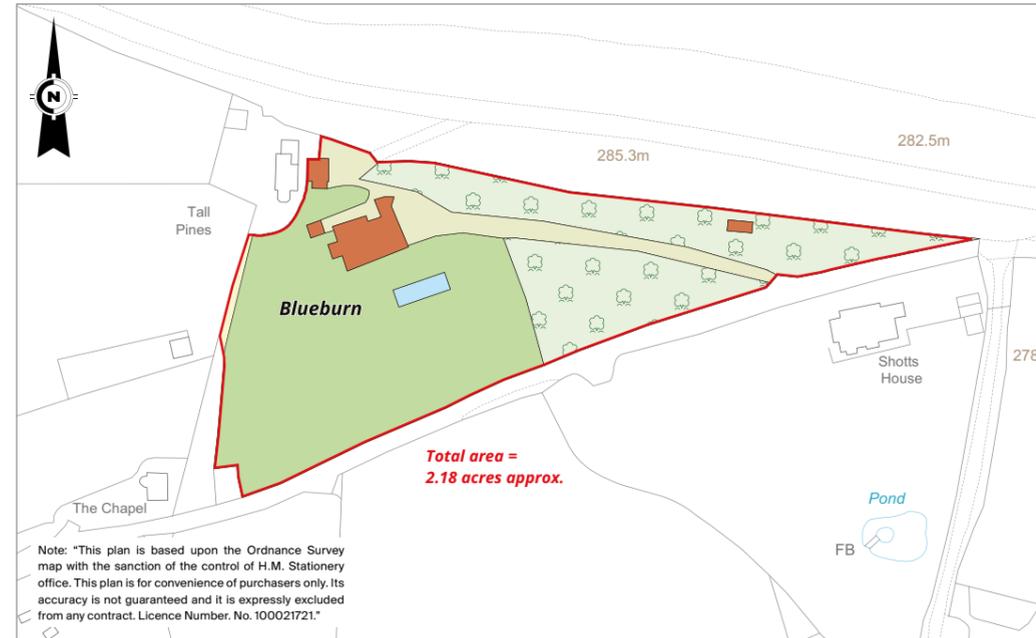
Secondary access off the road leads to the working area of the property, which includes garaging, ample storage, and additional parking area. This feature ensures the property not only serves as a haven of beauty and relaxation but also meets the functional and practical needs of owning a country house.



Approximate Gross Internal Floor Area

399.3 sq m (4298 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.



Services

- Mains electricity and water
- Oil fired central heating

Directions (TQ13 9XY)

Take the Newton Abbot/Bovey Tracey turn off from the A38 and follow signs to Bovey Tracey. Go past Co-op Garage on the left to the roundabout and take the second exit. Continue to the next roundabout and take the first exit. Go past Parke House (HQ of Dartmoor National Park) on the right and then take first turning on left to Haytor & Widdecombe. Continue up this road, go past Edgemoor Hotel on right and then Ullacombe farm on the left. Go over cattle grid and just past Green Lane turning on the left there is a small lay-by. Immediately beyond this lay-by is a narrow lane. Go down this lane and Blueburn is about half way down, on the right-hand side.

Property information

- Tenure: Freehold
- Local Authority: Teignbridge District Council: www.teignbridge.gov.uk
- Council Tax: Band H
- EPC Rating: C



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated April 2024. Photographs and videos dated March 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

