

# Brook Cottage, Dartmoor National Park, Devon

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# A superb, recently **converted cottage** set in just over 1.5 acres in the Dartmoor National Park.

## Summary of accommodation

Hall | Living room with kitchen area | Shower room | Pantry/boot room

Two principal bedrooms with en suite shower rooms | One further bedroom | Family bathroom

Private parking bays for two cars | Hot tub | Terraced garden | Paddock with field shelter and storage shed

In all about 1.51 acres

## Distances

North Bovey 0.5 miles, Moretonhampstead 2.5 miles, Chagford 5 miles, A382 2.5 miles

Exeter City Centre/Exeter St. David's station (Paddington 2 hours) 16 miles, Okehampton (Waitrose) 16.5 miles

M5 J31 17 miles, Exeter Airport 26 miles (London City Airport 1 hour)

(All distances and times are approximate)



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## Location

Brook Cottage has a peaceful setting on the eastern edge of Dartmoor, about half a mile from the small village of North Bovey, which is a thriving community with a parish church and popular pub (The Ring of Bells Inn, Tripadvisor 4.5).

Most day to day needs can be met in the nearby market town of Moretonhampstead or the larger market town of Chagford. For wider requirements the larger town of Oakhampton and the cathedral city of Exeter are both within a reasonable driving distance. Chagford is known for its arts community, celebrated through an annual series of film, literary, music and craft festivals plus other regular cultural events.

The area also has good transport links with direct rail services from Exeter St Davids to both Paddington and Waterloo and Exeter Airport offers a regular, one-hour service to London City Airport.

There is a wide choice of schools in the local area from both the state and independent sectors. Highly regarded, local independent schools include Exeter Cathedral School, The Maynard School and Exeter School.

## The property

Brook Cottage is one of a pair of stone-built, semi-detached Victorian cottages with attractive redbrick detailing around their windows and doors. The main part of the cottage's ground floor consists of a single, open plan living room and kitchen. It is about 35ft long and has an impressive Nordic woodburning stove fitted centrally within the seating area, underfloor heating and exposed brickwork.

The kitchen area is fitted with Shaker-style units including a breakfast bar and a range of built-in electric appliances and a Smeg range cooker.



## Gardens and grounds

Outside, the cottage has private parking bays for two cars. In addition, it has a garden with two paved terraces, one supporting a hot tub and an outside dining area and the other a rooftop terrace with lovely views over the surrounding countryside. Beyond the garden is a large, open paddock containing two field shelters and a storage shed, with direct access onto the moor.

## Services

Mains water and electricity. Gas is via underground cylinders and drainage is via a water treatment system.



## Directions (Postcode TQ13 8QX)

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From Exeter, follow the B3212/Cowick Street westwards away from the city centre, signed to Moretonhampstead. Continue to follow the B2312 for about 13 miles to Moretonhampstead. In the centre of the town pass the Bell Inn on the right continuing onto The Square. The road continues round a left-hand bend onto Pound Street. Follow the road onto North Bovey Road and drive for just over a mile and a half to the village of North Bovey. Just before the end of the village you will pass a large triangular, wooded village green on the left. Continue for about three quarters of a mile and the drive entrance to Brook Cottage will be found on the left.

## Property information

Tenure: Freehold

Local Authority: Teignbridge District Council ([www.teignbridge.gov.uk](http://www.teignbridge.gov.uk)).

Council Tax: Band F

EPC Rating: C

Guide Price: £850,000





**Approximate Gross Internal Floor Area**

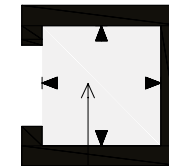
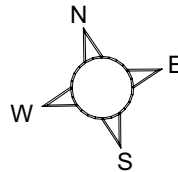
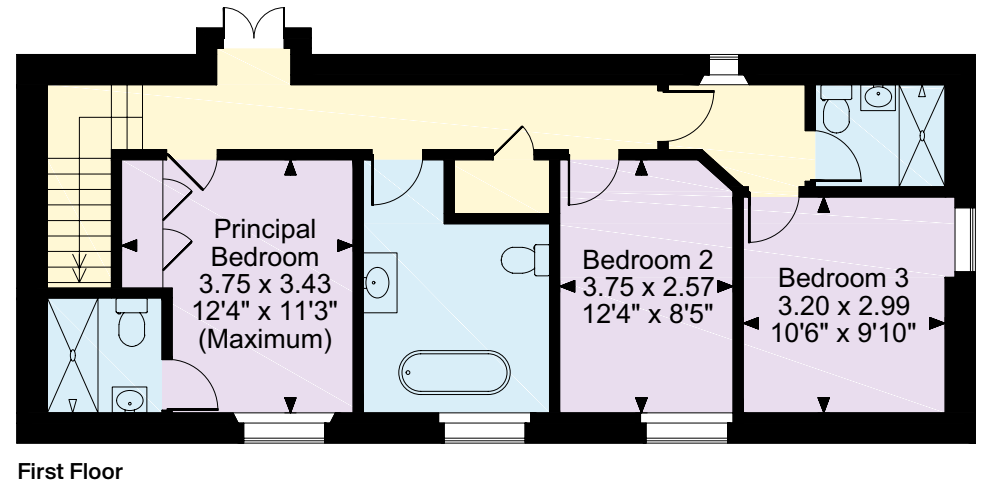
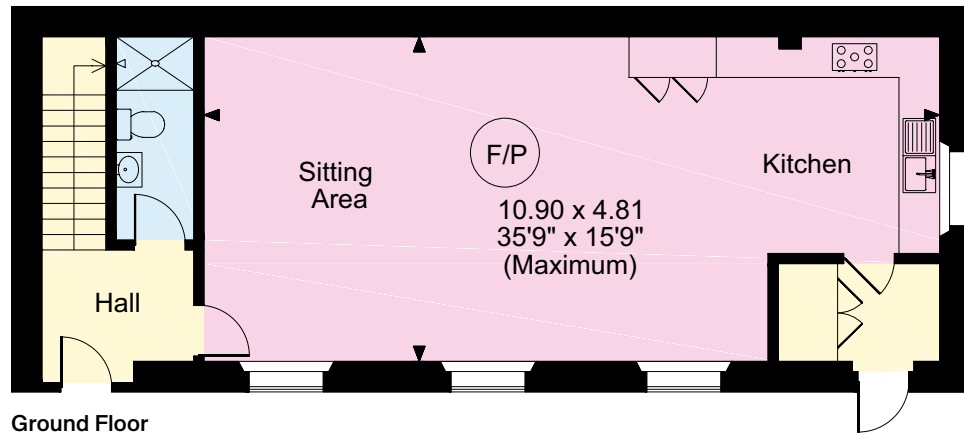
**Cottage: 1,399 sq ft (130 sq m)**

**Outbuildings: 229 sq ft (21 sq m)**

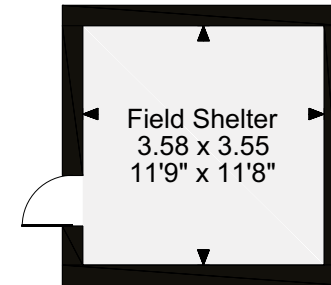
**Total: 1,628 sq ft (151 sq m)**

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.

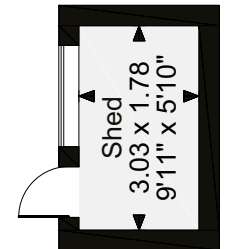
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Open Field Shelter**  
1.78 x 1.76  
5'10" x 5'9"



**Field Shelter**  
3.58 x 3.55  
11'9" x 11'8"



**Shed**  
3.03 x 1.78  
9'11" x 5'10"



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 April 2024. Photographs and videos dated 2023.

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