



Lower Crownley Barn, Bovey Tracey, Devon





A beautifully presented home in a **rural setting** with easy access to Bovey Tracey.

Summary of accommodation

Ground Floor

Entrance hall | Principal bedroom | Two further en suite bedrooms

First Floor

Kitchen/dining/sitting room | Utility | Store | Plant room | WC

Second Floor

Two mezzanines

Outbuildings

Barn

Distances

Bovey Tracey 1.7 miles, Newton Abbot 7.5 miles

Exeter 16.2 miles (London Paddington 2 hours 15 mins)

(All distances and times are approximate)



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Situation

The A38 Devon Expressway is only 4 miles away and provides easy access to Plymouth, Exeter and the motorway network. The property is ideally situated for exploring the national park and other leisure activities such as golf at Bovey Castle, horse riding, mountain biking and fishing; whilst the beach is less than 20 miles away and the surfing beaches of north Devon are accessible for day trips. There is also a cycle path from Bovey Tracey to Moretonhampstead and easy access to Bovey Golf Course and the National Trust Property of Parke.

An extensive range of facilities can be found in nearby Bovey Tracey or Moretonhampstead, whilst the larger market town of Newton Abbot is about 7 miles away, with more extensive facilities and a main-line railway station, accessing London and the South West, and the Cathedral and University City of Exeter is only 16.2 miles away. There are several highly regarded primary and senior schools in the area, as well as excellent private schools; Exeter School and The Maynard School in Exeter and Stover School at Newton Abbot. There is also a bus to Blundells from Heathfield.

The property

Lower Crownley Barn is an exquisite three bedroom barn conversion with unique craftsmanship. The open plan Carpenter Oak framed main reception room is ideal for entertaining, encompassing a hand-crafted bespoke kitchen, Italian granite worktops and an AGA. A double-sided woodburner sits between the dining and sitting room with two oak-framed mezzanine galleries. Underfloor heating is installed throughout the ground and first floors. Outside there is a lovely orchard and grounds as well as a separate workshop which has further potential to be converted.

Services

Private water, mains electricity and air source 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 423111

Directions (Postcode TQ13 9PS)

From Bradley Road in Bovey Tracey head up towards East Street. Just before reaching East Street head up Trough Lane. Continue up Trough Lane and Lower Crownley Barn is on the left-hand side.

Property information

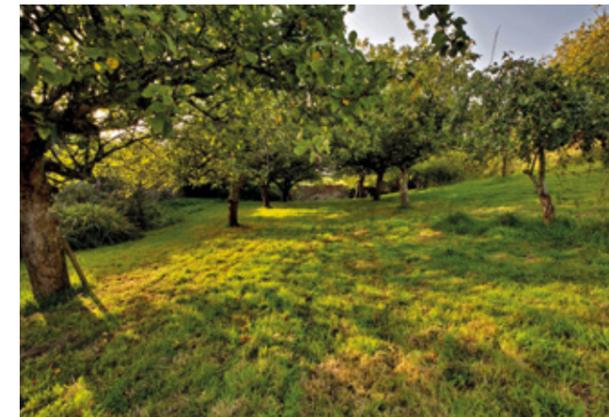
Tenure: Freehold

Local Authority: Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4XX. Tel 01626 361101.

Council Tax: Band F

EPC Rating: C

Guide Price: £850,000



Approximate Gross Internal Floor Area

278.6 sq m (2999 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



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 September 2023. Photographs and videos dated September 2023.

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