



Higher Coombe, Bovey Tracey, Devon

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Higher Coombe, Bovey Tracey, Newton Abbot, Devon TQ13 9PP

An attractive five-bedroom farmhouse with a large garden, set in an idyllic rural position on the outskirts of Dartmoor National Park

Bovey Tracey 1.1 miles, Chudleigh 3.7 miles, Newton Abbot 6.2 miles, Newton Abbot mainline station 6.9 miles, M5 (Jct 31) 10.8 miles, Exeter 13.5 miles

Reception room | Sitting room | Family room
Kitchen/breakfast room | Larder | Utility | Boot room | Cloakroom | Principal bedroom with en suite shower room | Four further bedrooms
Family bathroom | Gardens | EPC rating F

The property

Higher Coombe is a charming period farmhouse dating from the early 19th century offering almost 2,500 sq. ft of beautifully presented accommodation arranged over two floors. The property occupies a sought-after position on the outskirts of Dartmoor National Park with elevated countryside views and beautiful gardens as well as being within close proximity to amenities.

There are three well-appointed reception rooms on the ground floor, all with engineered oak flooring and benefitting from a south-facing aspect. The central reception room is a welcoming entrance to the property providing access to the rest of the accommodation. The sitting room has a feature fireplace fitted with a woodburning stove and a dual aspect allowing for a wealth of natural light with French doors that open onto the front garden. There is also a family room with a dual aspect currently used as a dining room/library. At the rear, the kitchen and breakfast room has wooden fitted units to base and wall level, integrated appliances including a double oven, a fireplace with a woodburner and space for a family dining table. The adjoining utility, larder and boot room offer further space for household

storage and appliances whilst there is also a useful downstairs cloakroom.

Upstairs there are five double bedrooms of similar proportions, including the principal bedroom which has fitted storage and an en suite shower room. There is also a family bathroom on this floor with an over-bath shower.

Outside

Higher Coombe is located in a peaceful and secluded position down a quarter-mile lane, surrounded by rolling countryside. The driveway leads to a parking area and the attractive front garden which includes paved and gravel pathways, colourful flowerbeds and various established shrubs. There is also an elevated patio area affording far reaching views across the surrounding countryside. The large rear garden is mainly laid to lawn with border shrubs, hedgerows and mature trees with an area of timber decking providing ideal space for al fresco dining. At the top of the garden, a gate opens directly onto the surrounding fields.

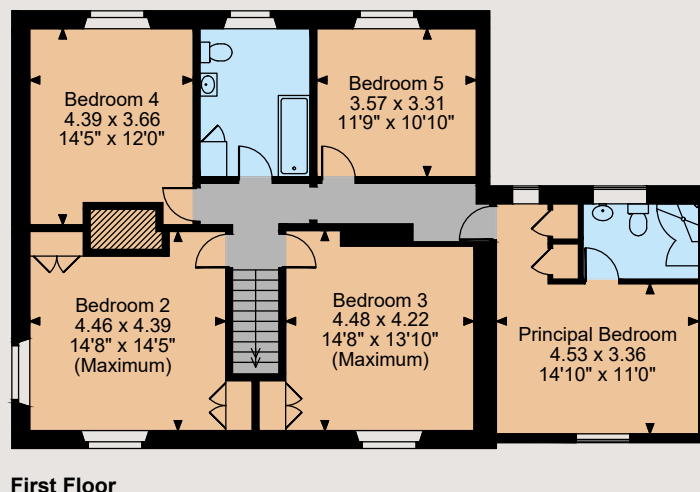
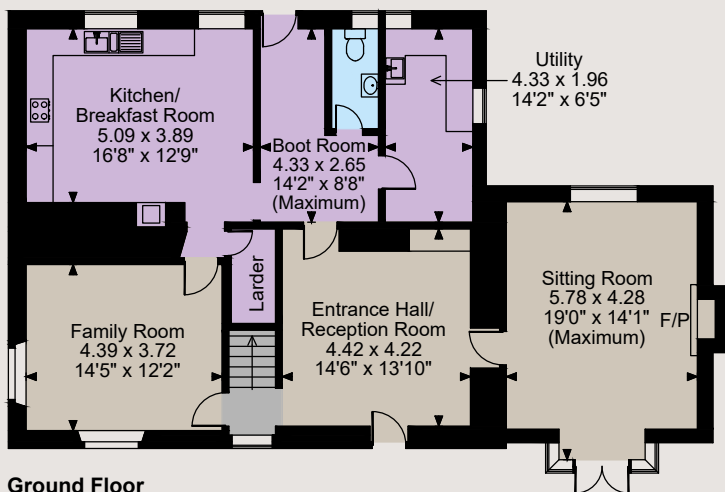
Location

Higher Coombe is set in an idyllic rural position between the small towns of Chudleigh and Bovey Tracey and within easy reach of the bustling Devon town of Newton Abbot. Everyday amenities can be found in both Chudleigh and Bovey Tracey, including local shops, small supermarkets, cafés, restaurants and primary schooling. Bovey Tracey also has a twice monthly farmers market and an outdoor swimming pool as well as Bovey Castle Hotel which has an excellent golf course. Dartmoor National Park offers further unrivalled opportunities for outdoor pursuits with numerous walking, riding and cycling routes to explore. Newton Abbot offers a choice of high street shops, supermarkets and a range of restaurants, cafés and pubs. There are plenty of good schools in the wider area, including the independent Stover School in Newton Abbot. The area is well connected by road, with the A38 providing excellent access to Exeter in the north and Torquay and Plymouth to the south. Newton Abbot mainline station provides services to Exeter St. David's, and direct to London Paddington (approximately three hours).





Floorplans
House internal area 2,495 sq ft (232 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

What3Words///meaning.reader.shortens brings you to the property's driveway.

General

Local Authority: Teignbridge District Council
Services: Mains electricity and water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating.
Council Tax: Band G
Rights of Way: The property has a right of way over the driveway for access to the property and parking area. The property also has a right of way over part of the neighbours garden to access the septic tank.
Tenure: Freehold
Guide Price: £750,000

Exeter

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