



Laurel Cottage

Manaton, Dartmoor National Park, Devon

A charming three-bedroom cottage with a beautiful garden, in a picturesque Dartmoor setting

A detached cottage with character features and plenty of potential for modernisation, set in an idyllic village position in the heart of Dartmoor. The property features splendid white rendered elevations and has a beautiful country garden, surrounded by peaceful woodland and with stunning views across the surrounding rolling landscape.



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



PARKING



GARDEN



FREEHOLD



VILLAGE



1,087 SQ FT



**GUIDE PRICE
£495,000**



The property

Laurel Cottage is a characterful period property offering light-filled accommodation arranged over two floors. While the accommodation requires modernisation throughout, the cottage features a wealth of attractive original details and offers a rare opportunity to acquire a charming home in a sought-after Dartmoor village.

The ground floor has two reception rooms, both of which have windows to the front, taking advantage of the south-facing aspect to welcome plenty of sunlight throughout the day. They include the comfortable sitting room, which features a stone-built fireplace fitted with a woodburning stove, as well as a dining room with space for a family dining table, which also features a stone-built fireplace with a timber lintel. Towards the rear, the kitchen has fitted units to base and wall level, as well as space for all the necessary appliances, the adjoining pantry offers further space for kitchen storage.

There is also a utility and cloakroom with worktop and cupboard space. The first floor accommodation comprises three double bedrooms and a family shower room.

Outside

The cottage has beautiful gardens with elevated views across the stunning Dartmoor countryside. At the front, the colourful garden is enclosed by well-maintained hedgerows and feature a pathway leading to the entrance, an area of lawn and various border shrubs and flowering perennials, including magnolia. There is a second large area of garden across the lane, with a sunny meadow covered in spring flowers and bordered by stone walls and various established shrubs. At the rear of the cottage, there is a terraced stone garden with a gently flowing stream running through. Parking is available across the lane on a gravel driveway, while there is also a detached stone outbuilding which could make a useful workshop or office space.



Location

Laurel Cottage is in a stunning Dartmoor setting, surrounded by rolling hills in the village of Manaton. The village has a parish church and village hall, while the market town of Bovey Tracey lies five miles to the south-east. The town has a selection of shops, supermarkets, restaurants and cafés, plus a twice-monthly farmer's market. There is also an outdoor swimming pool, while golf is available at Stover, and wonderful walking, cycling and riding routes are close-at-hand across Dartmoor. Water sports and sailing can be enjoyed at Teignmouth and Shaldon, while an excellent choice of shops and leisure facilities are available in Newton Abbot, 10 miles away. Exeter is just 16 miles away offering an extensive range of facilities including boutique and high street shopping, supermarkets and leisure amenities including restaurants, cafés and wine bars, theatres, museums, galleries and cinemas. A38 Devon Expressway is seven miles from the property, providing easy access towards Plymouth to the south, and Exeter to the north. Newton Abbot and Exeter St David's mainline stations both provide direct services to London Paddington.

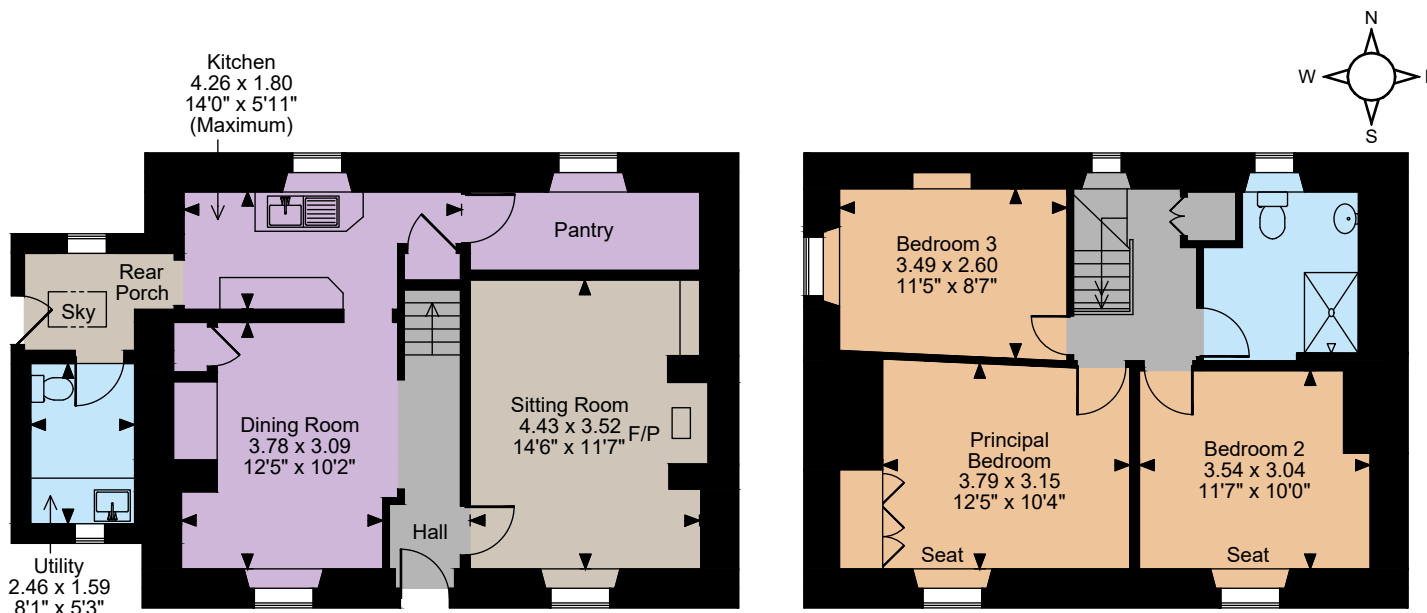
Distances

- Bovey Tracey 4.7 miles
- A38 7 miles
- Newton Abbot 10.5 miles
- Newton Abbot mainline station 10.8 miles
- Exeter 16 miles
- Exeter Airport 23.2 miles

Nearby Schools

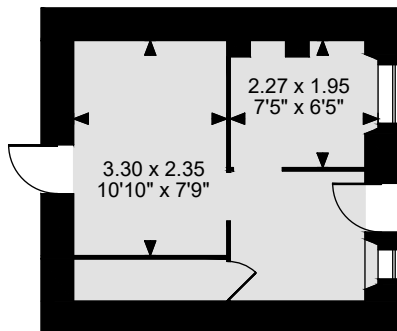
- Chagford Church of England Primary School
- Moretonhampstead Primary School
- Coombeshead Academy
- Teign School
- Stover School
- Sands School
- Exeter School
- South Dartmoor Community College





Ground Floor

First Floor



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

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Floorplans

House internal area 1,087 sq ft (101 sq m)

Outbuilding internal area 192 sq ft (18 sq m)

For identification purposes only.

Directions

TQ13 9UA

what3words: ///february.paints.customers: - brings you to the property

General

Local Authority: Teignbridge Council

Services: Mains electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: E

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Nb: The property is being sold subject to an overage agreement-please contact the office for further information

Exeter

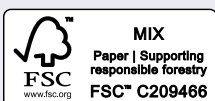
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