



Brook Cottage

North Bovey, Dartmoor National Park, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An attractive three-bedroom barn conversion with contemporary styling and approx 1.51 acres, in a beautiful Dartmoor setting

Brook Cottage is a beautifully appointed home, forming part of a small collection of former farm buildings in the heart of Dartmoor National Park. The semi-detached property has charming stone elevations while inside there is elegant and contemporary accommodation with high quality fittings, combined with rustic original features.



1 RECEPTION ROOM



3 BEDROOMS



4 BATHROOMS



OUTBUILDINGS



1.51 ACRES



FREEHOLD



RURAL



1,399 SQ FT



**GUIDE PRICE
£700,000**



The property

The main living and entertaining space is the 35ft open-plan sitting area and kitchen which features an impressive central Nordic woodburning stove, underfloor heating and exposed brickwork. There is a seating area and a large breakfast bar, while the kitchen itself has shaker-style units in grey, integrated appliances and a Smeg range cooker. Upstairs there are three well-presented double bedrooms including the principal bedroom which has built-in storage and an en suite shower room. The first floor also has a family bathroom with a freestanding roll top bath and a shower room, while the ground floor offers an additional shower room.

Outside

The garden is terraced and includes two patio areas, one of which has a hot tub and an outdoor seating area, while the elevated second terrace is ideal for al fresco dining and affords fantastic views to the woodland beyond. The

property also benefits from further grounds beyond the garden, including a large open paddock with two field shelters and a storage shed. The paddock is ideal for grazing animals or for exercising horses, with direct access onto the moor. Parking is available in the gravel courtyard at the centre of the development.

Location

Brook Cottage is set in a peaceful, secluded position surrounded by beautiful Dartmoor countryside. It is just half a mile from North Bovey, an exceptionally pretty village with a church and renowned pub, The Ring of Bells and also within easy reach of the small market towns of Moretonhampstead and Chagford. Both towns have a variety of shops, cafés, pub and restaurants, and charming, historic town centres.



Chagford residents also benefit from a community market garden, which provides fresh produce for residents and neighbouring parishes, and for leisure, there is an outdoor swimming pool. Dartmoor provides plenty of unrivalled opportunities for walking, cycling and riding while Bovey Castle, four miles away, has a championship golf course. Both towns also have primary schools, while the nearest secondary schools are found in Ashburton and Newton Abbot. The Cathedral city of Exeter is situated 15 miles to the east and is the most thriving city in the South West. The city offers a wealth of cultural activities with the theatre, the museum, arts centre and a variety of good shopping. Many primary and secondary schools can be found in Exeter including Exeter School and The Maynard School. By road, the A30 is seven miles away and provides fast and efficient connections to Exeter and the M5.

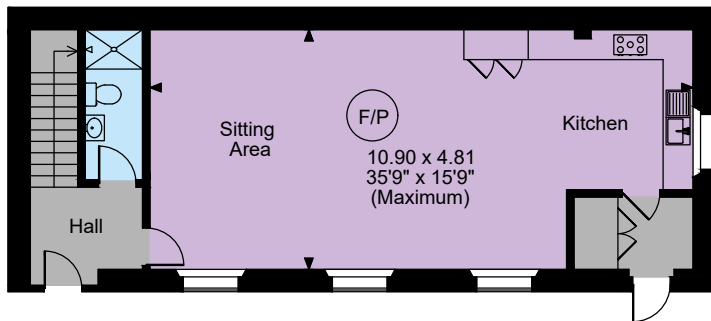
Distances

- Moretonhampstead 2.4 miles
- Chagford 4.8 miles
- Newton Abbot 12 miles
- Newton Abbot mainline station (London Paddington 2 hours, 35 mins) 13 miles
- Exeter 15 miles

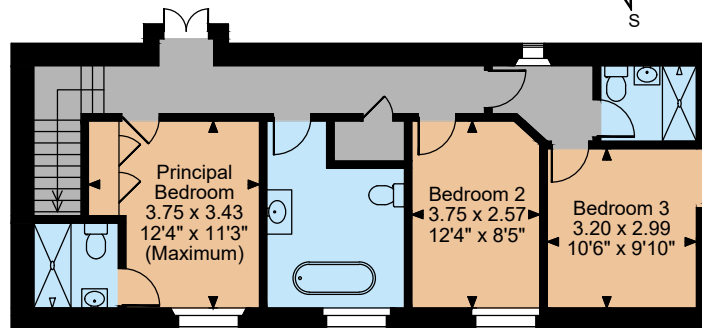
Nearby Schools

- Moretonhampstead Primary School
- Chagford Church of England Primary School
- Stover Independent School
- Exeter School
- South Dartmoor community College
- Exeter College (Ofsted rated outstanding)

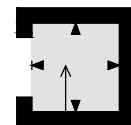




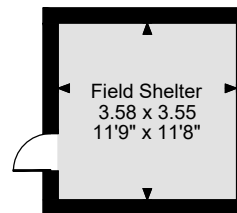
Lower Ground Floor



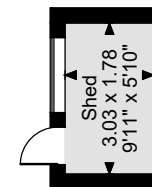
Ground Floor



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"

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

House internal area 1,399 sq ft (130 sq m)
Outbuildings internal area 229 sq ft (21 sq m)
For identification purposes only.

Directions

TQ13 8QX
what3words: ///streetcar.spring.foiled

General

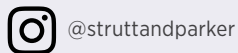
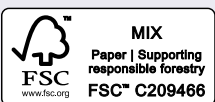
Local Authority: Teignbridge District Council
Services: Mains electricity, gas, water and drainage.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band E
EPC Rating: C
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Exeter

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