



L O W E R D O W N H O U S E

Lowerdown House

Chapple Road, Bovey Tracey, Newton Abbot, Devon TQ13 9JY

Bovey Tracey 1 mile • Newton Abbot 6.5 miles
Exeter 17.5 miles

A unique and exceptional home with annexe, rural views, parkland gardens, leisure facilities, set in over 4 acres on the edge of Dartmoor National Park

- 5 bedroom property arranged as a 3 bedroom principal house and a 2 bedroom attached annexe
- Over 4,600 sq.ft. of accommodation
- Tennis court and swimming pool set in parkland gardens
- Paddock and stabling
- Overall 4.3 Acres





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Situation

The property is located in a wonderful position on the edge of the Dartmoor National Park and just one mile from the popular moorland town of Bovey Tracey. The town has a wide range of day-to-day amenities. Access is excellent with the A38 only 3 miles distant. Being on the eastern fringes of the Park, there are many thousands of beautiful unspoilt moorland acres on the doorstep.

Introduction

Lowerdown House is an exceptional semi-rural home with a unique and stylish layout of accommodation, ideal for multi-generational living or income potential. Built in the early 1900s, with an attached self-contained annexe known as Trefoil, this imposing dwelling enjoys a rural outlook and a parkland setting incorporating sweeping lawns, tennis court, swimming pool, specimen trees and a paddock with stabling.

The House

An entrance vestibule, with quarry tiled floor and an inner door with leaded coloured glass, opens to an impressive entrance hall with decorative mouldings, parquet flooring and stairs to the first floor with storage beneath. To the left is a study (optional fourth bedroom), cloakroom and inner hall providing a further cloakroom and a strong room. To the right of the entrance hall is a bright and spacious sitting room with dual aspect bay windows and a feature Minster stone fireplace. A delightful garden room leads off with a display of floor to ceiling windows on two sides framing the garden and rural views with access to the patio. The dining room has a rear aspect bay window with garden views and a feature fireplace. The stylish kitchen has a rear aspect with wonderful garden views arranged with an array of matching Smallbone designed base and wall units, electric Aga, induction hob and an integrated dishwasher. Open to the kitchen is a charming breakfast room, currently used as a snug, with a similar aspect. The generous utility has a rear aspect with access to the patio and provides an extensive ranged of fitted units, sink and space for further appliances.

On the first floor, the master suite has a rear aspect with garden and rural views, fitted wardrobes and a walk-in dressing room plus en suite with bath, shower cubicle, twin basins, wc and bidet. Bedroom 2 has a side aspect with fitted wardrobes. Bedroom 3 has a rear aspect with garden and rural views, fitted cupboards and a vanity basin. The family bathroom provides a corner bath, shower cubicle, basin and linen cupboard. Separate cloakroom adjacent.

Beneath the property are two useful cellar storage rooms.

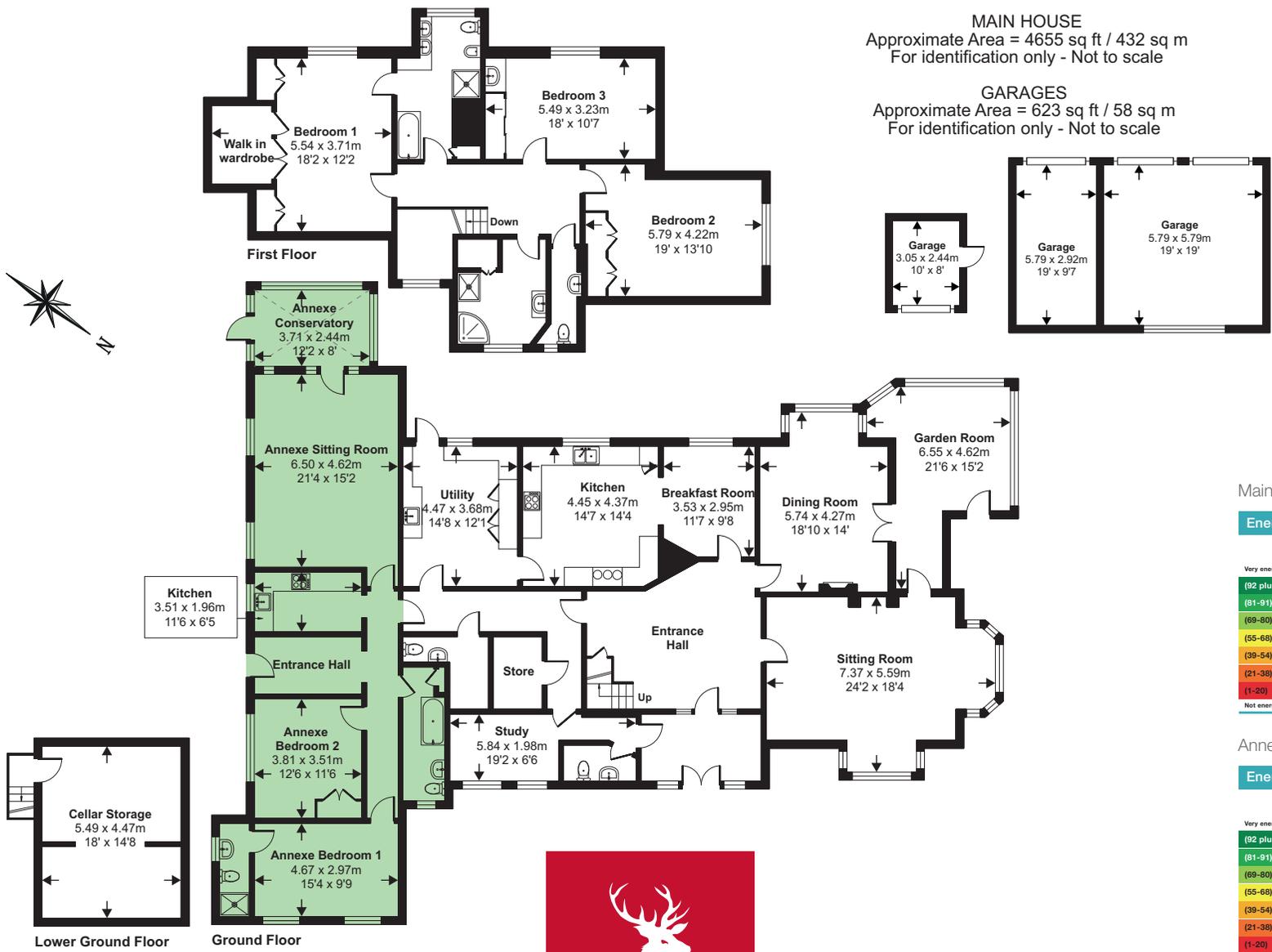




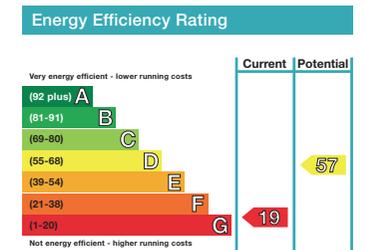
“Trefoil” – Annexe wing

The attached annexe wing, known as Trefoil, has both internal access from the inner hall of the house and its own main entrance from the side of the property. Ideal for multi-generational living or income potential (subject to the necessary consents). The single storey accommodation is arranged with a sitting room, fitted kitchen, conservatory, two bedrooms and two bathrooms (one en suite). To the rear of the annexe is a private enclosed garden providing an area of lawn, planted borders and perimeter fencing.

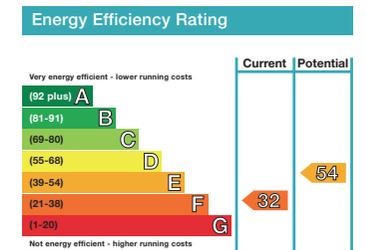




Main House



Annexe



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The Grounds

Timber gates open to a circular gravel drive with central planted island, planted borders and access to three garages. The stunning parkland gardens lead off from the rear of the property incorporating a delightful covered verandah and patio area, sweeping lawns interspersed with many fine specimen plants and trees and an area of copse to the south of the house. Within the grounds is a well-maintained, enclosed hard tennis court and an outdoor swimming pool (8.99m x 3.66m - depth 0.91m to 1.83m) heated by an air source heat pump. An adjoining paddock (1.6 acres) has two loose boxes (7.31m x 3.70m) and a timber framed, clad hay store. The grounds enjoy a rural outlook with far reaching views towards the hills at Haldon.

Overall the property amounts to 4.3 Acres.

Services

Mains electricity. Mains water.
Private drainage. LPG central

heating for the principal house.
Oil-fired central heating for the annexe. Air source heat pump for heating the swimming pool.

Directions

From Exeter proceed on the A38 southwards turning off at the Drumbridges exit signposted Bovey Tracy. Continue on the A382 towards Bovey Tracey, at the 2nd roundabout take the first exit onto the A3387 signposted Haytor and Widecombe. Proceed along this road, keeping to the left as the road splits for 0.8 miles. On reaching Edgemoor Hotel turn left onto Chapple Road where the property is located on the left.

Viewing

Strictly by appointment through Stags on 01392 255202.

These particulars are a guide only and should not be relied upon for any purpose.

