



Hunters Moon Lodge



STAGS

Hunters Moon Lodge

Stover, Newton Abbot, Devon, TQ12 6QG

Newton Abbot 2 miles, Exeter 16 miles, Plymouth 30 miles

A conveniently located detached residence set in approx. 3.5 acres of wonderful gardens and grounds.

- No Onward Chain
- Range of Outbuildings
- Wonderful Far-Reaching Views
- Planning Permission to Extend
- 4 Bedrooms (3 ensuite)
- Gardens & Grounds Extending to approx. 3.5 acres
- Annexe Potential
- Convenient Location

Guide Price £795,000

SITUATION

Stover comprises part of the 80,000-acre estate acquired by James Templer, a Devonian entrepreneur, in the late Eighteenth Century. Templer replaced the old house, Stoford Lodge, and in 1777 built himself a large mansion house in the Palladian style which he named Stover House. Since 1932 Stover House has been the location for the privately-run and sought-after Stover School. 114 acres of the former estate now forms Stover Country Park, a nature reserve owned and managed by Devon County Council and open to the public.

Stover is situated on the outskirts of the market town of Newton Abbot which provides a wide range of amenities including; various shops, restaurants and cafes, supermarkets, hospital, primary and secondary schools, leisure centre and train station with main line links to London Paddington. Nearby is the A38 which provides speedy access to Plymouth, Exeter and the M5 beyond. Whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

DESCRIPTION

Hunter's Moon Lodge is a detached, Edwardian residence believed to have been built originally to provide accommodation for the Duke of Somerset's huntsmen. Set in approx. three and a half acres, this property has delightful grounds which include a small, spring fed pool and extensive outbuildings offering much potential. The property offers spacious and light accommodation throughout including; sitting room, kitchen, dining room and conservatory. There are currently four bedrooms (three ensuite) and a family bathroom.



ACCOMMODATION

The front door opens to a patterned, quarry tiled entrance porch which in turn leads to the hallway. On the left is the beautiful sitting room with high ceiling, wonderful bay window and feature fireplace with slate hearth and built in shelving and storage either side. Exposed pine flooring leads through to the kitchen which has a large window overlooking the grounds and has a range of floor and wall mounted units and a central island with inset sink and breakfast bar. There kitchen features integrated appliances including; double electric oven with warming drawer, fridge and dishwasher. In addition to the kitchen there is a useful pantry cupboard and cupboard housing the gas fired boiler. Next to the kitchen is the dining room with French doors opening to a paved terrace which is perfect for alfresco dining. Accessed from the dining room a shower room with WC and wash hand basin. Completing the accommodation on the ground floor is another reception room which opens to a conservatory overlooking the front of the property. This space could also be used as a ground floor bedroom with built in wardrobe and ensuite shower room, WC and wash hand basin.

Stairs rise to the split, first floor landing and three double bedrooms. The master bedroom is beautiful, light and airy room with vaulted ceiling, Velux windows and large window overlooking the gardens and grounds and across to Dartmoor. The room features a built-in wardrobe and ensuite shower room with WC and wash hand basin. Bedroom two benefits from the same magnificent outlook and has an ensuite bathroom with shower, WC, wash hand basin and useful storage cupboard. Bedroom three has a feature fireplace with built in storage either side and is served by a family bathroom with shower over, WC, wash hand basin and airing cupboard housing the hot water cylinder.

GARDENS & GROUNDS

The grounds to Hunter's Moon Lodge are delightful and extensive. The property is well set back from the road and is approached via a private driveway leading to timber gates opening to a parking area for several vehicles bordered by colourful flowers, shrubs and trees. To the side is a private, enclosed garden, mainly level and laid to lawn and with a paved terrace and an attractive, raised pergola with views over the pasture field to the countryside beyond. To the north of the property is a stock fenced paddock which can be accessed from the property or a timber five bar gate leading from the driveway. To the side of the paddock is an enclosed spring fed pool.

AGENTS NOTE

The current owners have obtained planning permission (Teignbridge ref:20/01296/HOU) to build a two storey extension to the rear of the property to create further reception space on the ground floor and an additional bedroom on the first floor.

SERVICES

Private water & drainage. Mains electricity and gas. Gas fired central heating.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

VIEWING

Strictly by prior appointment with Stags on 01803 865454.

DIRECTIONS

From the A38 exit at Drumbridges (Newton Abbot/Bovey Tracey) follow signposts to Newton Abbot. After crossing Trago Mills roundabout, prepare to turn left after a quarter of a mile where the road bends slightly to the left. Continue straight along the track for 100 yards to the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		78
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Approximate Area = 1865 sq ft / 173.2 sq m
Annexe = 345 sq ft / 32 sq m
Outbuildings = 1815 sq ft / 168.6 sq m
Total = 4025 sq ft / 373.9 sq m
For identification only - Not to scale



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