



Oakwood







# Oakwood Manaton

Newton Abbot, Devon, TQ13 9UJ

Bovey Tracey 5 miles, A38 dual carriageway 6 miles, Exeter 20 miles.

A spacious detached family home occupying an enviable position on the edge of a sought-after Dartmoor village, enjoying magnificent south-facing views across the surrounding moorland towards Haytor Rock.

- Edge of village Dartmoor location
- Magnificent south-facing views towards Haytor
- 4 double bedrooms, including ground floor bedroom
- Attractive gardens with patio terrace and vegetable plot
- Freehold title
- Approximately 2,600 sqft of accommodation
- Versatile reception space throughout ground floor
- Scope for modernisation and further enhancement
- Ample parking for multiple vehicles and garage plot
- Council tax band: G

Guide Price £925,000

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## SITUATION

The property lies on the fringes of the unspoilt moorland village of Manaton, surrounded by some of Dartmoor's most picturesque countryside. The landscape is characterised by a combination of open moorland with its rugged tors, contrasted by sheltered wooded valleys and shallow coombes, creating an attractive and varied setting.

Manaton itself has a strong sense of community with a fine 15th Century parish church adjoining the village green, a village hall, and a well-regarded public house with shop. The nearby moorland town of Moretonhampstead, less than 4 miles distant, offers a wider range of day-to-day amenities. Bovey Tracey (5 miles) provides an excellent selection of shops and facilities, while the market town of Newton Abbot (11 miles) offers extensive amenities together with a mainline railway station.

The A38 dual carriageway, approximately 6 miles from the property, provides convenient access to Plymouth in the south and Exeter and the M5 motorway to the north. The cathedral and university city of Exeter (20 miles) offers a comprehensive range of facilities including excellent shopping, dining, theatre and sporting pursuits, along with two mainline railway stations and an international airport. Situated within Dartmoor National Park, the property is ideally positioned to take advantage of the wide range of outdoor pursuits available, including walking, riding, cycling and fishing.

## DESCRIPTION

Oakwood is a detached family home offering extensive and versatile accommodation extending to approximately 2,600 sqft, positioned in a delightful setting on the edge of this sought-after Dartmoor village. The property enjoys magnificent south-facing views across the village and surrounding moorland, with a clear outlook towards Haytor Rock. Arranged over two storeys, the property provides well-balanced living space with a strong emphasis on flexibility. The majority of the reception rooms and bedrooms have been orientated to take full advantage of the exceptional outlook, creating a light and airy feel throughout. Externally, the property is complemented by generous gardens, ample parking, and a garage, together providing a well-rounded family home in an enviable location.

While the property has been well cared for, it would now benefit from a programme of modernisation, presenting an excellent opportunity for a purchaser to update and tailor the accommodation to suit their own requirements. The current owners undertook a sympathetic extension approximately 24 years ago, creating the morning room and kitchen/breakfast room, further enhancing the flow and usability of the ground floor.

## ACCOMMODATION

The accommodation is arranged over two storeys and offers a highly versatile layout suited to modern family living. The ground floor provides a range of reception spaces, including a comfortable sitting room, a separate dining room, and a morning room, all of which enjoy a southerly aspect and take advantage of the superb views. A conservatory further enhances the reception space, a new addition by the current vendors, providing a direct connection to the garden on its westerly aspect.





The kitchen/breakfast room forms an important part of the home, fitted with a range of wooden wall and base units, with space for appliances including a dishwasher and gas oven, as well as an oil-fired Aga. From the kitchen, there is access to a utility room, with a door leading to the parking.

Furthermore, a boiler room, and additional storage areas, contribute to the practicality of the accommodation. A study/home office offers further flexibility, while a ground floor double bedroom provides an excellent option for guests or multi-generational living. This is served by a ground floor shower room comprising a walk-in shower, wash basin, and WC. A cloakroom is also located off the hallway.

On the first floor, there are three further double bedrooms, all enjoying attractive outlooks. The principal bedroom is particularly impressive, benefitting from a dual aspect, a Juliette balcony framing the outstanding views, a dressing room, and an en suite shower room. The remaining double bedrooms are serviced by a family bathroom comprising a corner bath, wash basin, and WC.

#### GROUNDS

The gardens surround the property and create an attractive and established setting, with areas of lawn interspersed with mature shrubs, trees, and planting, providing colour and interest throughout the year. To the south of the dwelling, a patio terrace is positioned to take full advantage of the exceptional views, offering an ideal space for outdoor seating and dining. The grounds also incorporate a productive vegetable garden and greenhouse, situated towards the upper part of the plot, ideal for those looking to create a kitchen garden.

To the side of the property, there is ample parking and turning space for multiple vehicles, along with access to a single garage. The overall plot totals 1.6 acres and offers a good balance of formal garden and practical outdoor space, all enjoying the peace and tranquillity associated with this exceptional Dartmoor location.

#### SERVICES

Mains water and electricity. Private drainage. Oil fired central heating. LPG gas for cooking. There is fibre broadband to the property; Ofcom advise that superfast broadband is available to the property and mobile coverage via the major providers is likely.

#### LOCAL AUTHORITY

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

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ Tel: 01626 832093 Email: [hq@dartmoor-mpa.gov.uk](mailto:hq@dartmoor-mpa.gov.uk)

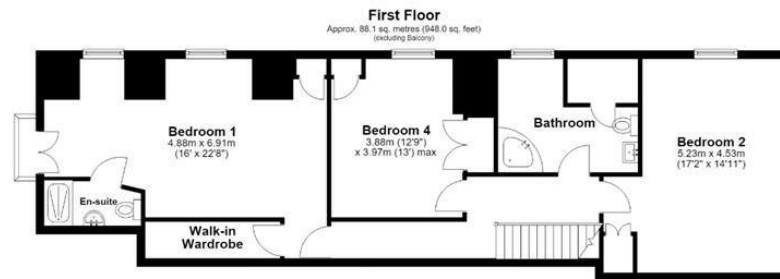
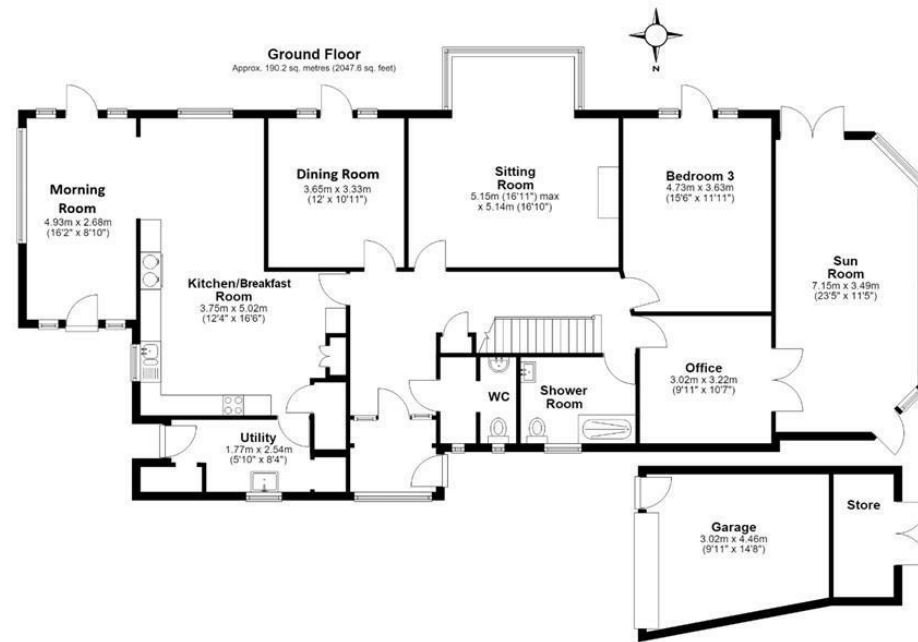
#### VIEWINGS

Strictly by appointment through the agents.

#### DIRECTIONS

From Exeter proceed on the A38 southwards towards Plymouth, exiting at the Drumbridges exit signposted Heathfield and Bovey Tracey (A382). Proceed towards Bovey Tracey and after 3 miles, at the 2nd roundabout, take the B3387 signposted Haytor and Manaton. After approximately 400 yards bear right signposted Manaton and continue along this road over open moorland and into Manaton. Proceed past the pub and after a further 400 yards turn right towards the church. Continue on the road for approximately 400 yards and the entrance to Oakwood can be found on the left hand side.

What3Words: ///remembers.blurts.jolly



Total area: approx. 278.3 sq. metres (2995.6 sq. feet)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

