

St Martins, Avenue Road







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Bovey Tracey, Newton Abbot, Devon, TQ13 9BX

Bovey Tracey (Town Centre) 0.5 miles, A38 (Drumbridges): 2 miles, Newton Abbot (train station): 6 miles.

An impressive, detached, Victorian family home offering attractive and extensive accommodation over 2,800sqft, set in a favourable location a short distance from Bovey Tracey town centre accompanied by a well-presented grounds, parking and outbuildings.

- Sympathetically presented
- Close to local amenities
- Impressive ground-floor reception space
- Level garden, garage and outbuildings
- Freehold
- Attractive Victorian architecture
- 2831sqft of accommodation
- 5 First-floor double bedrooms
- Private-road location
- Council tax band: F

Guide Price £800,000

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SITUATION

The property is situated within close proximity to the town centre of Bovey Tracey, known as the "Gateway to the Moors". This bustling town offers a comprehensive range of independent shops and amenities including a health centre, veterinary clinic, library, primary school, restaurants, cafes, inns and churches. The town also benefits from good sporting facilities, including a swimming pool, sports field, 9-hole golf course, cricket club, bowling green, football pitches and tennis courts. There are also local cycle tracks.

The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within two miles of the town and there are mainline railway stations to London Paddington at both Newton Abbot and Exeter. Exeter International Airport is 18 miles away. A range of good educational facilities, can be found nearby whilst Dartmoor National Park ins on the doorstep with Haytor 3.5 miles from the property and the sandy beaches of Teignmouth are only 12 miles away.

DESCRIPTION

St Martin's is an impressive detached property which has been improved over time creating a contemporary substantial family home in a convenient private location near the town centre. Set within a pretty and well-maintained garden, the property has retained many characteristics synonymous with properties of its type, with high ceilings and spacious rooms along with many period features.

Enjoying extensive accommodation across two storeys combining formal reception spaces, a family hub within the kitchen/dining room as well as five double bedrooms on the first floor, it creates an idyllic space for family living. A short distance from the town centre, the nearby social hub of the cricket and tennis cubs as well as easy access to the Moors and major A-roads, ensures St Martins can cater for multiple lifestyles.

ACCOMMODATION

A formal entrance hall provides the centre point for the ground floor, with access to the reception rooms, stairs to the first floor and the kitchen to the rear. The kitchen/breakfast room is a standout contemporary space, acting as the hub of the house. Featuring ample storage via wall and base kitchen units with solid worktops and space for appliances including a traditional stove and a rangemaster. In addition there is integral appliances including a dishwasher nd fridge. Adjacent to the kitchen is the utility room with external access ensures domestic tasks are kept separate from the main living areas.

The formal reception rooms are impressive in scale and character. The dining room boasts large windows and high ceilings, creating an ideal setting for entertaining. This flows seamlessly into the substantial living room, a triple-aspect space that features a prominent bay window overlooking the gardens. To the rear, a light-filled conservatory and a private study offer quiet, dedicated spaces for relaxation or home working. The property benefits from a generous boot room, providing practical storage before leading into the heart of the home.













On the first floor, a central staircase leads to a spacious landing providing access to five well-proportioned bedrooms. The principal suite is a magnificent room featuring a large bay window, while three further double bedrooms offer integrated storage and generous floor space. The fifth bedroom, located at the rear of the property, provides a versatile space that could serve as a snug or a private sitting room. These rooms are served by two well-appointed family bathrooms and an additional separate cloakroom.

OUTSIDE

The property is further complemented by significant outbuildings and grounds. A large detached garage and workshop provide secure parking and a dedicated hobby space, while a separate outbuilding has been creatively repurposed into a private bar, perfect for outdoor entertaining.

St Martin's sits towards the rear of its well-maintained, pretty gardens, offering a high degree of privacy and a tranquil setting despite its convenient location near the town centre. A vibrant range of mature planting provides a wealth of colour throughout the year, with a range of seating areas to make the most of the attractive setting.

SERVICES

All mains services connected, plus surplus electricity provided by the solar panels, which benefit from a feed in tariff. Gas fired central heating. Ofcom advises that ultrafast broadband is available to the property and mobile coverage is likely via the major providers.

LOCAL AUTHORITY

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

VIEWINGS

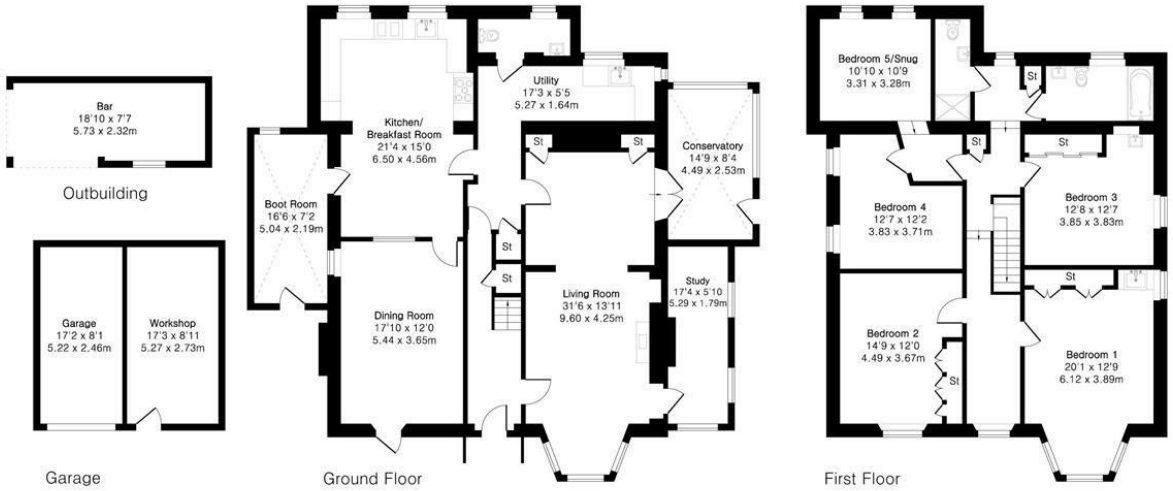
Strictly by appointment through the agents.

DIRECTIONS

From the A38, take the exit at Drumbridges roundabout onto the A382 towards Bovey Tracey, continue for one and a quarter miles passing the BP and Texaco fuel garages. At the roundabout, take the third exit signposted to the swimming pool, and continue for half a mile, passing the entrance to Bovey Tracey Lawn Tennis Club and The Parish Church of Saint John the Evangelist. After passing the church, turn left onto Avenue Road and follow the lane for a short distance taking the first left onto the private road. Proceed down the lane where the property can be found after 50 yards on the left-hand side.

What3Words: ///chairing.backdrop.mailer

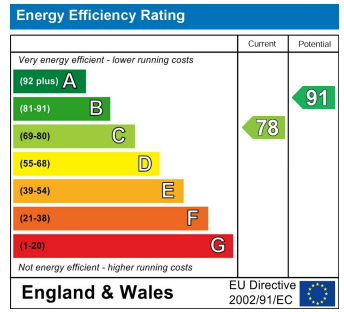
Approximate Gross Internal Area 2831 sq ft - 263 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 1645 sq ft – 153 sq m
First Floor Area 1186 sq ft – 110 sq m
Garage Area 302 sq ft – 28 sq m
Outbuilding Area 143 sq ft – 13 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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