



3 Pinchaford Cottages



STAGS

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Haytor, Newton Abbot, Devon TQ13 9XU

Bovey Tracey 4 miles Newton Abbot 9 miles Exeter 20 miles

A charming two-bedroom cottage in an idyllic moorland setting with garden and parking.

- No Onward Chain
- Sought-After Rural Location
- Parking
- Granite Storage Shed
- Charming Character Cottage
- 2 Bedrooms
- Low-Maintenance Terrace
- Close to Open Moorland Walks

Guide Price £275,000

SITUATION

Haytor Vale is an idyllic hamlet minutes from the open moor and perfectly placed at the base of Haytor Rocks. The surrounding countryside and moors provide some of the most scenic landscapes Dartmoor has to offer, yet the property is extremely accessible, being less than a fifteen-minute drive from the A38 Expressway and M5 beyond whilst mainline train access to London Paddington can be found from Newton Abbot. Bovey Tracey, known as 'the gateway to the moor', offers a wide range of everyday facilities, including library, health centre, garages, shops, galleries, inns and restaurants. Bovey Tracey has a primary school, and the independent day and boarding school, Stover School, is about 4 miles away.

DESCRIPTION

3 Pinchaford Cottages is a wonderful mid-terrace residence in a sought-after rural position. The property is situated at the base of Haytor Rocks on the south eastern slopes of Dartmoor and is well placed to enjoy the excellent walking and riding opportunities with good access to open moorland and some of the best outdoor recreational pursuits on offer to the area. The property offers characterful accommodation throughout including; sitting/dining room with wood burning stove and exposed beams, kitchen, two bedrooms and bathroom. Outside there is a low maintenance terrace which is perfect for alfresco dining, granite storage shed and carport.



ACCOMMODATION

A stable door leads into the cosy sitting/dining room which is full of character and features a wood burning stove with granite lintel above, exposed beams and a window seat. There is plenty of space for both sitting and dining furniture and a useful cupboard under the stairs. An oak door leads through to the kitchen which has a range of floor and wall mounted units above and below wood effect worktops and tiled surrounds and has space for an electric oven, washing machine and fridge/freezer. The kitchen is bright and airy as it is a Velux window in the pitched roof and a door leading to the rear paved terrace. Stairs lead to the first-floor landing passing a range of built in shelves. Bedroom one will easily accommodate at least a double bed and has a built-in wardrobe and an airing cupboard housing the hot water cylinder. Bedroom two is a single with a pulldown ladder which leads to a useful mezzanine area with own Velux window. The bedrooms are served by a partially tiled bathroom which has a corner bath with shower over, WC and wash hand basin.

OUTSIDE

Leading from the kitchen is an elevated, paved terrace which is perfect for alfresco dining and admiring the surrounding countryside. Here, there is also a granite storage shed which has power and light whilst there is an outside tap. Next to the driveway is a carport providing storage and space to park.

SERVICES

Mains electricity and water. Private drainage. Electric radiators throughout.

LOCAL AUTHORITY

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

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon, TQ13 9JQ. Tel: 01626 832093. Email: hq@dartmoor-npa.gov.uk

VIEWING

Strictly by prior appointment with Stags on 01803 865454.

DIRECTIONS

Leave the A38 Devon Expressway at Drumbridges and follow the signs for Bovey Tracey (A382). At the next roundabout stay on the A382. At the next roundabout take the B3387 signposted to Haytor. Pass the Edgemoor Hotel on your right and stay on this road until you reach the beginning of the of the moor. Turn left signposted to Ilsington and Haytor Vale (just before the Moorland Hotel) and proceed over the cattle grid. Continue on this road for 0.5 miles and turn right on to the lane signposted 'Pinchaford Farm'. You will find the property on the right-hand side at the bottom of the lane.





Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	39
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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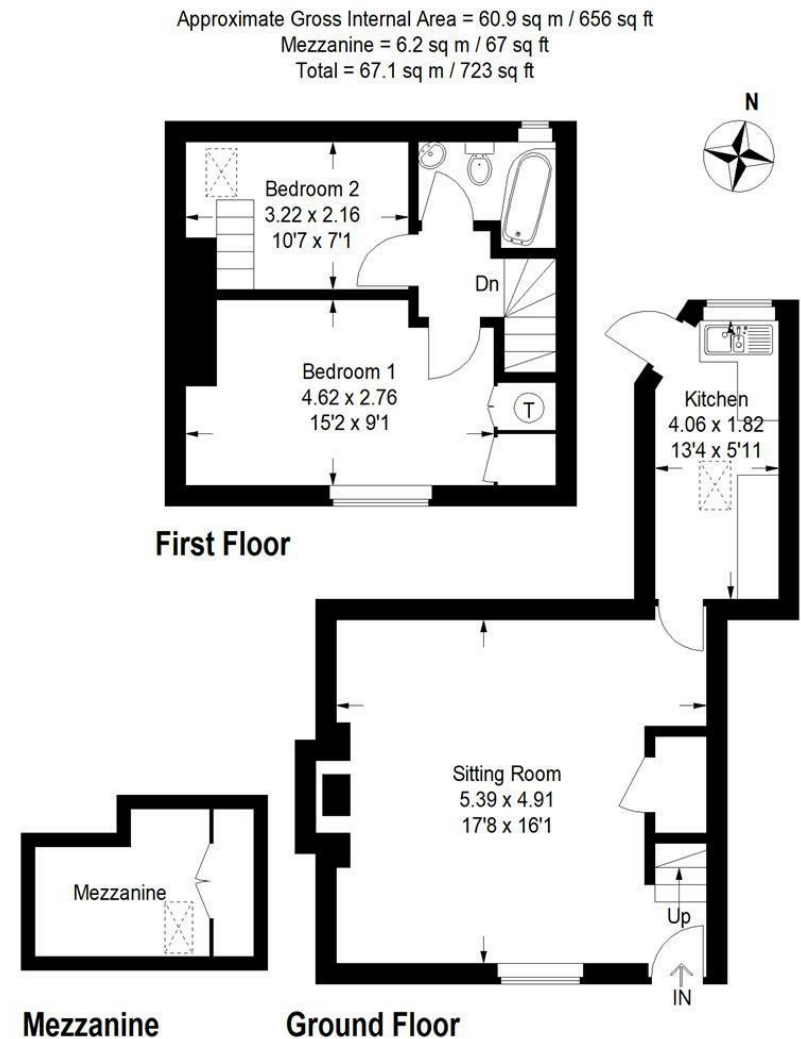


Illustration for identification purposes only, measurements are approximate, not to scale.
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