







# Rosemary Cottage

## Lower Brimley

## Bovey Tracey

## Devon

## TQ13 9JS

An extended and improved semi detached house with established gardens and attractive rural views, in a sought after location on the edge of the town

- Living Room
- Garden Room
- Dining Room
- Kitchen
- Utility Room
- Two/Three Bedrooms
- Study/Bedroom Three
  - Bathroom
  - W.C.
- Double Garage
  - Parking
  - Gardens
  - Views





On one side there is a door to the kitchen, which has a modern range of units with a built-in electric double oven with a grill and a four plate ceramic hob. In this room is the oil fired boiler with a cupboard above, a former fireplace recess, a hatch to a roof void and windows at the front and side. There is a utility room with a door to the front, a window at the side and a walk-in larder with a window. The dining room has an internal window, glass panels and a glazed door to the living room at the rear and a stone finished open fireplace. The sizeable living room has three large windows with views over the rear garden and across to countryside. This room has two internal glazed doors with panels on either side to a garden room, which has a door to a canopied open porch and windows at the side and rear. Also, there are glazed doors to the staircase to the first floor and the third bedroom/study, which is a double size and has a decorative fireplace (disused). There is an inner hall with a window at the front and a storage area under the stairs. The bathroom is fitted with a modern white suite. On the first floor there is a landing. The first bedroom is a double size with a window at the side, a window at the rear with some far reaching views, a hatch to the loft space, a recessed wardrobe, a hand wash basin and a shower. The second bedroom is a double size with windows at the front and rear with attractive rural views. There is also a w.c. on this floor. The property occupies a generous size plot which extends to around a third of an acre in total, with the majority of ground extending at the rear. The gardens are a particular feature and are partly lawned with a variety of flowers, shrubs, evergreens and trees. They include paving, an area with chippings, a metal framed greenhouse and an oil tank. There is also a kitchen garden area with a wooden garden shed. From the rear there are some far reaching views over the part wooded countryside in the area. At the side there is a gravel drive in front of a detached double garage.

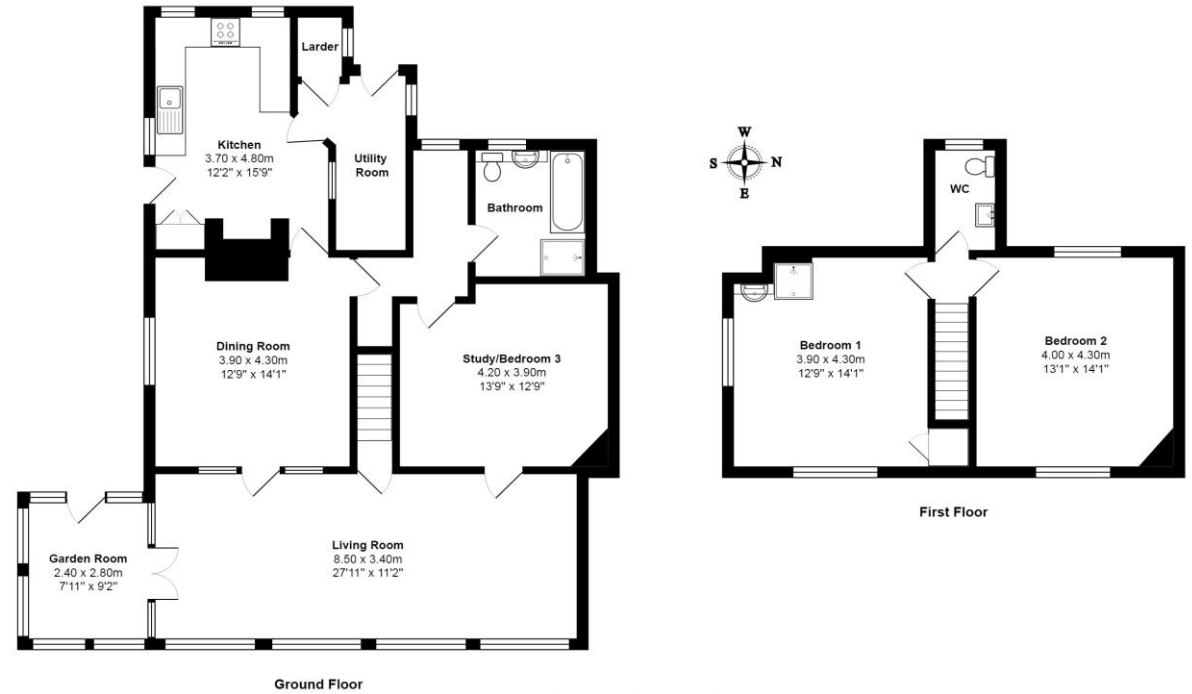
The house is situated in a private lane in the Lower Brimley area on the edge of the town, within the boundary of the Dartmoor National Park. The country town of Bovey Tracey offers a good range of amenities, with a number of shops, a library and primary school, as well as doctors, dentists and veterinary surgeries. A variety of recreational activities are available in the area, including walking, riding, fishing and golf. Around 2.5 miles from the town, at Heathfield, there is access to the A38 Devon Expressway, connecting to Exeter and the M5 motorway to the north and Plymouth to the south.

**SERVICES** Electricity, mains water, mains drainage, oil CH.

**DIRECTIONS** From the public car park in Station Road, Bovey Tracey, turn left. Take the first turning left into Newton Road and after around .2 of a mile take the right hand turning into Ashburton Road, just before St John's Church. Proceed for around .2 of a mile and just after Brimley Post Office & General Store on the left, take the right hand turning sign posted to Brimley. Continue for around three quarters of a mile, through Brimley Road into Brimley Lane, then turn right into the entrance to Prestbury Court Residential Home. Take the immediate left hand fork to the private drive leading to Rosemary Cottage.



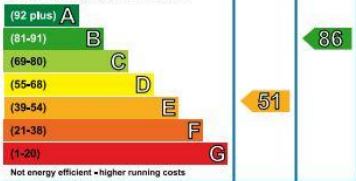




Rosemary Cottage, Lower Brimley, Bovey Tracey  
Total Area: 148.5 m<sup>2</sup> ... 1598 ft<sup>2</sup>

#### Energy Efficiency Rating

Very energy efficient • lower running costs



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

The accuracy of these particulars is not guaranteed nor do they form part of any contract. Applicants should verify details by personal examination and enquiry.

**CONSUMER PROTECTION REGULATIONS** The agent has not tested any apparatus; equipment, fixtures or services and so cannot verify that they are in working order or fit the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the Title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view.