



WOODS  
DISTINCTIVE HOMES



# Oakwood Manaton Nr Bovey Tracey Devon TQ13 9UJ

A wonderful family home in an outstanding, southerly facing location on the edge of favoured Manaton with spectacular views.

- Four Bedrooms (One En-Suite)
  - Kitchen/Breakfast Room
    - Utility Room
    - Morning Room
    - Dining Room
    - Living Room
    - Study
  - Garden/Games Room
    - Double Glazing
  - Oil Fired Central Heating
    - Garage
- Lovely Grounds, approx. 1.6 acres
- Vegetable Garden/Greenhouse/Sundry Sheds
- Magnificent Views





Oakwood is a magnificent, detached residence in an outstanding position just outside the village of Manaton in the heart of Dartmoor National Park. Traditionally constructed with external rendering under a natural slate roof and with a series of five dormer windows in the first floor giving outstanding southerly views across Dartmoor, Oakwood was formerly a bungalow which has been greatly extended and modernised in recent years. With substantial rooms throughout, Oakwood is a lovely family home with adaptable accommodation. The property features a particularly outstanding kitchen/breakfast room with Aga and quality units. At the far end of the ground floor is a study off which is the garden/games room. The guest bedroom is on the ground floor and on the first floor are three further bedrooms, one of which is the master bedroom which is nearly 24 feet long.

We have dealt with a lot of properties on the moors over the years but very few with the magnificent views enjoyed by Oakwood. It is no exaggeration to say that these are panoramic and nearly every room in the house benefits from them. The first floor rooms in particular have majestic views across to Haytor and there are views to the Teign estuary at the far end of the master bedroom. The gardens comprise about one and a half acres and are also quite special. The front garden comprises a lovely area of south facing lawn and shrubs below the terrace. The rear garden, rising north to natural woodland carpeted with bluebells in the spring, provides shelter from wind. Devon at its best! The whole property faces south and the light oak effect UPVC windows are designed to receive the full benefit of the sun.

Manaton is one of the most popular villages on the southern moors. A couple of hundred yards away from the house is the medieval parish church and pretty green. The centre of the village is about a half a mile distant with its popular Kestor Inn which now has the village shop attached to it. The spectacular drive over Trendlebere Down leads to the nearby, small town of Bovey Tracey where there is an excellent range of shops and facilities to suit most needs. Access to the A38 Expressway, which links Plymouth and Exeter to the motorway network, is about six miles away. The market town of Newton Abbot, with its mainline railway station and more comprehensive facilities, is approximately ten miles.

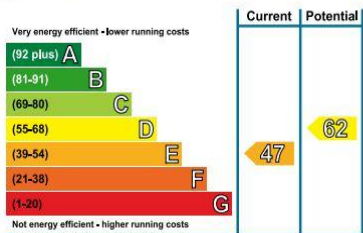
From the Drumbridges exit on the A38, follow the A382 road to Bovey Tracey. At the second roundabout, take the B3344 road to Manaton. Proceed through the village until reaching a crossroads. Turn right and continue for approximately three hundred yards and the entrance to Oakwood is on the left hand side.







#### Energy Efficiency Rating



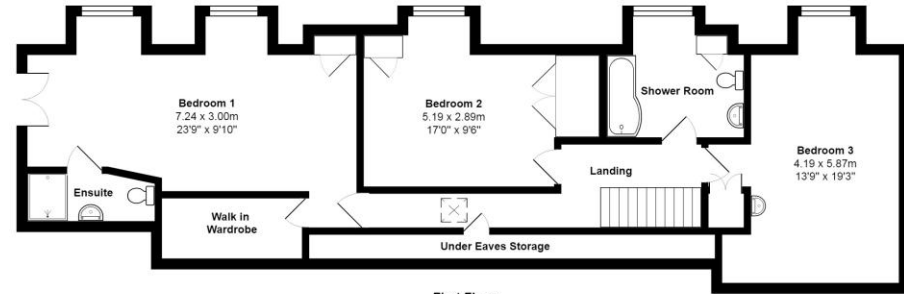
The graph shows the current energy efficiency of your home.

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

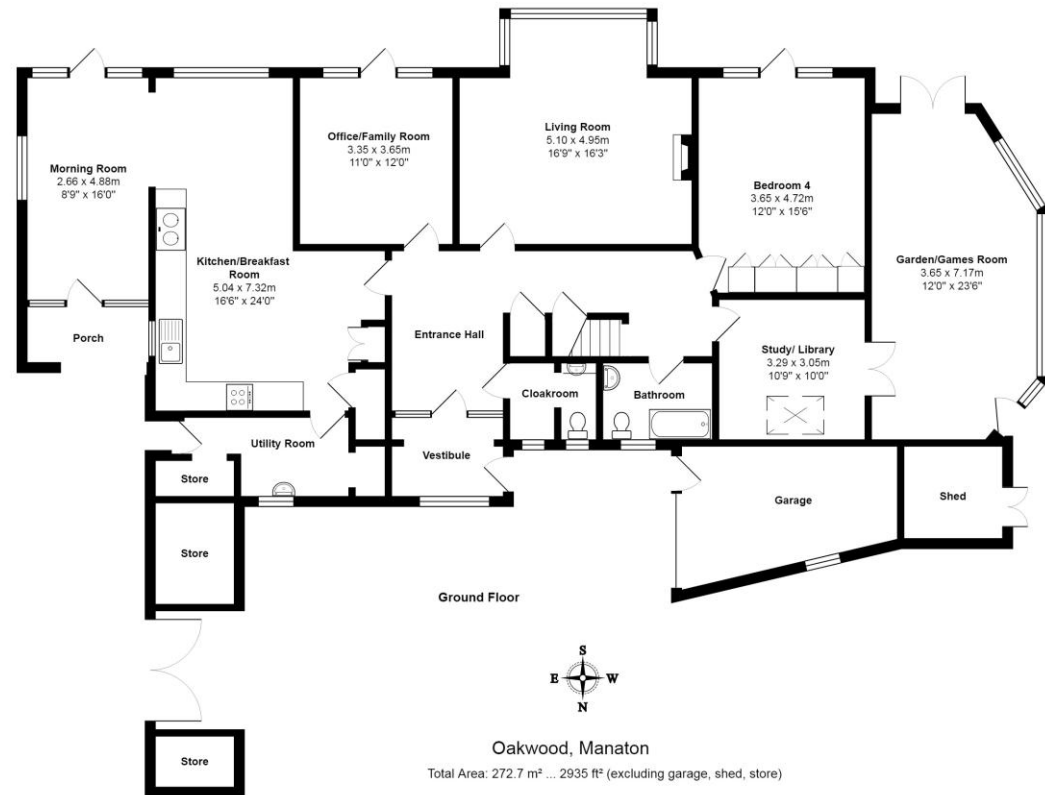
The potential rating shows the effect of undertaking the recommendations on page 3.

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.



First Floor



Ground Floor

Oakwood, Manaton

Total Area: 272.7 m<sup>2</sup> ... 2935 ft<sup>2</sup> (excluding garage, shed, store)

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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.