



WOODS  
DISTINCTIVE HOMES



# 1-2 Town Hall Place Bovey Tracey Devon TQ13 9EQ

This unique, beautifully presented property has been fully renovated to an extremely high standard and offers spacious accommodation with a real “wow” factor. The property oozes charm and character including beams, an inglenook fireplace and reclaimed solid wood flooring to the ground floor. This property would make a fabulous spacious family home with the added bonus of being within walking distance to all the local amenities that Bovey Tracey has to offer.

- Unique double fronted character house
  - High specification modern kitchen
    - Lounge with inglenook fireplace
      - Large dining area
      - Four/five bedrooms
  - High specification modern bathroom
  - Integral double garage with bespoke sliding door
  - Large garden mature garden with slate patio area
  - Detached stone barn suitable for conversion (subject to planning consents)





On entering the property through an oak front door you will find the stylish modern “heart of the home” kitchen which is superbly fitted with a range of base and eye level storage cabinets with soft close drawers and doors also incorporating curved corner units and solid wood work tops. Integrated appliances include: fridge, freezer and “Blomberg” dishwasher. There is under lighting to the wall cabinets and the splash backs tiled with Chicago brick tiles. A ceramic “Belfast” sink is in keeping with the kitchen and a handmade oak island finishes it off along with the five ring “Range master” cooker.

Steps from the kitchen lead into a spacious open plan dining room where there is also a study or snug area to one end. “Edison” style lighting runs throughout the kitchen and dining area. There is also a useful utility room with a further “Belfast” ceramic sink, space and plumbing for an automatic washing machine and a recessed space for a tumble drier. An oak door off the utility room leads to a downstairs cloakroom with traditional style pedestal wash hand basin and low level WC.

The lounge has a large feature inglenook fireplace housing a wood burner and having a hearth inlaid with brick and a granite. Solid oak beams add to the character and UPVC French doors lead from the lounge onto a large flag stone patio. Further doors include a UPVC door off the dining room into the rear garden and two oak doors one into a large storage cupboard/cloakroom and one from the kitchen into the integral double garage.

From the landing you will also find a door leading to the large boiler room/airing cupboard which houses the “Worcester” gas boiler with “mega flow” system.

Outside to the rear of the property you will find a large garden comprising of: A slate patio area with a built in barbecue ideal for entertaining. This area is very private with a high brick wall to one side. There is an outside WC. and also adjacent to the patio you will find a stone built barn which has three storage rooms to the lower level and a large loft style room above. There is a raised decked balcony to one end of the barn with steps offering access to the upper part and having views towards the surrounding countryside. This building could be used for in a number of ways or subject to the usual planning consents turned into a separate dwelling / annexe. The charming garden has a large level lawn interspersed with mature trees and shrubs. Fully enclosed and enclosed with stone wall and timber fencing.

The double garage has power and light, a sliding garage door operated through a runners system and a door to the rear patio and garden.

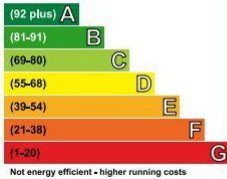






#### Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
74	83

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.

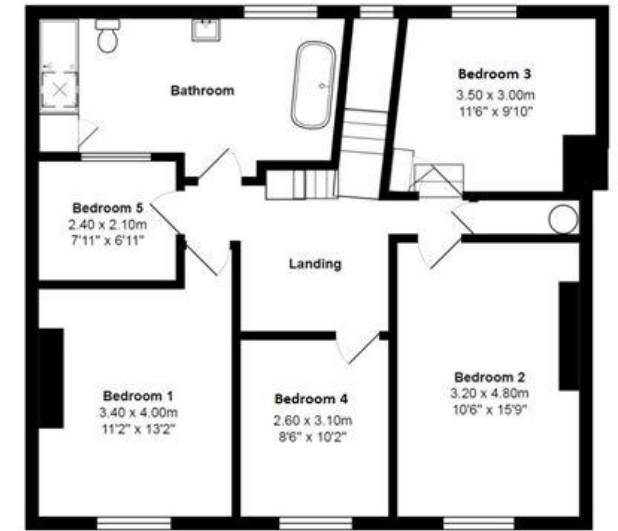
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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.

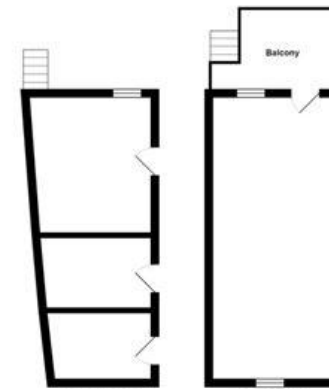


Ground Floor

1-2 Town Hall Place, Bovey Tracey



First Floor



Side - Ground Floor

Side - First Floor

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