





# Torsmead

## Manaton Road

### Bovey Tracey

#### Devon

#### TQ13 9LQ

Torsmead is a substantial detached house, built between the wars and extensively modernised and extended, in a delightful location at the foot of the moor, with superb views to Trendlebere Down.

- Four Bedrooms
- Three Reception Rooms
- Three Bathrooms
- Magnificent Drawing Room
- Potential Annexe
- Kitchen/Breakfast Room
- Conservatory
- Integral Garage & Parking
- Beautiful Gardens
- Fine Moorland Views





Torsmead is a substantial detached house, built in the 1930's and subsequently modernised to a high standard and extended to provide practical and attractive family accommodation. At the time it was built it was designed to take full benefit of the glorious views of Trendlebere Down. Positioned in a very desirable location within Dartmoor National Park, Torsmead is around a mile and a half from the centre of the country town of Bovey Tracey and approximately 10 minutes' drive from the A38 Devon Expressway, linking Plymouth and Exeter to the motorway network.

The accommodation is well planned with a comfortable layout. On the ground floor, there is an entrance hall with a cloakroom and a door which leads to a small lobby off which is the boiler/utility room and door to the integral garage. There is a well proportioned kitchen/breakfast room which is triple aspect and has lovely views to Trendlebere Down from the sitting area. This leads to a conservatory which overlooks the garden. The original living room to the house is now the dining room and this opens up spectacularly onto the drawing room, which is at a slightly lower level, is double aspect and has a high, sloping ceiling with skylight windows. A door from the drawing room leads into what could be termed an annexe as it has its own separate door to outside. It comprises a small entrance hall/utility area which could be a kitchenette, bathroom and w.c. and separate living room. Upstairs, there are four bedrooms, with the master bedroom having delightful views across to the moor and an en suite bathroom. There are two further double bedrooms including a large guest bedroom above the garage and there is a single room. To the side of the landing is a bathroom, separate w.c. and small study.

Outside, Torsmead features a beautiful, sheltered garden of around two thirds of an acre which, unusually for Devon, is level. It has been planted with a wide variety of colourful flowers and shrubs and is a delight in the spring and summer months. The property is approached via a sweeping, gravel drive and there is ample parking and direct access to the large, integral single garage.

Torsmead is a particularly lovely house in a prime location and viewing of it is strongly recommended.

**SERVICES:** Mains water and electricity are available and were connected at the time of inspection. Private drainage.

**DIRECTIONS:** From the Drumbridges exit on the A38, follow the A382 road to Bovey Tracey. At the second roundabout, take the B3344 road to Manaton. Continue for 1.1 miles to Shewte Cross and turn right. Torsmead is on the corner on the left hand side, with the entrance gate next to a red post box.

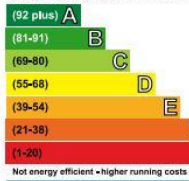






#### Energy Efficiency Rating

Very energy efficient - lower running costs



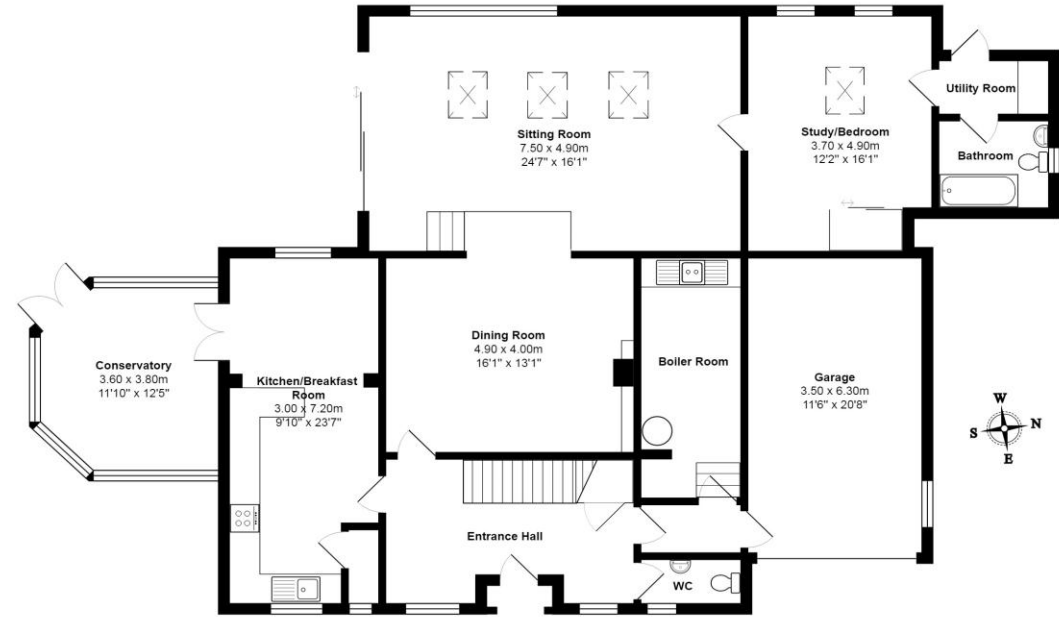
The graph shows the current energy efficiency of your home.

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

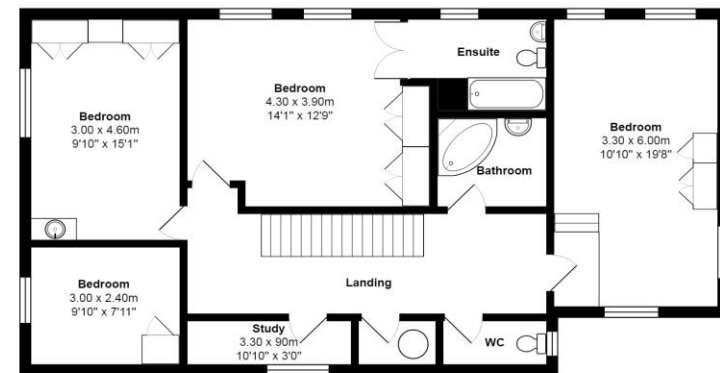
The potential rating shows the effect of undertaking the recommendations on page 3.

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.



Ground Floor



First Floor

Torsmead, Manaton Road, Bovey Tracey  
Total Area: 237.4 m<sup>2</sup> ... 2555 ft<sup>2</sup> (excluding garage, boiler room)

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