

OVERLEAT

COLEHAYES, BOVEY TRACEY, NEWTON ABBOT, DEVON, TQ13 9LD



savills

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NEWTON ABBOT, DEVON, TQ13 9LD

Enviably positioned within Dartmoor National Park and the Colehayes Estate with 3970 sq. ft. of versatile accommodation, currently arranged with a two bedroom annex

Bovey Tracey about 2 miles • Newton Abbot about 7 miles
Exeter about 17 miles

VERSATILE ACCOMMODATION CURRENTLY LAID-OUT AS:

Main house

Entrance hall • Cloakroom • Hallway • Dining room
Sitting room • Kitchen/breakfast room • Utility room
Boot room • Airing Cupboard

Two bedrooms • Two bathrooms • Study

Inter-connecting annexe

Kitchen/dining room • Living room
Two bedrooms • Family bathroom

Store room • Double garage with store above

Beautiful private grounds of about 0.8 acres

EPC - E



SITUATION

Overleat is situated in a highly accessible position just north of the thriving moorland town of Bovey Tracey on the edge of Dartmoor National Park, with the well renowned Haytor just 5 minutes away. Bovey Tracey offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The town also benefits from good sporting facilities, including a swimming pool and a sports field/ tennis courts. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within two miles of the town and there are mainline railway stations at Newton Abbot and Exeter.

Being within Dartmoor National Park (England's biggest National Park), some of Devon's most dramatic and beautiful landscape is on the doorstep. This includes wonderful riding and walking within an area that extends to a breath-taking 365 square miles of open space. Bovey Castle (just outside Moretonhampstead) offers a superb golf course, alternatively golf can also be played at Stover, near Newton Abbot, or at Teignmouth. The beaches and estuaries of South Devon, including Torbay and the Dart Estuary, are within easy reach and there are a host of good local pubs plus Gidleigh Park or Bovey Castle for five star cuisine.



DESCRIPTION

Designed and built in the 1970's and on the market for the first time, Overleat is an extremely spacious home on one level enjoying light, spacious and versatile accommodation throughout. The property layout is currently arranged to create a self-contained, yet inter-connecting annexe overlooking the beautiful garden with a kitchen/dining room, two double bedrooms, bathroom, double aspect sitting room and it's own entrance.

The main house comprises a kitchen/breakfast room and two large double aspect reception rooms both with feature fireplaces, two double bedrooms, a study and two bathrooms. There are a number of useful domestic rooms including a utility room, boot room and laundry store. A wide inner hallway, enjoying plenty of light, runs through the entire length of the property.

GARDENS AND GROUNDS

A particular feature of Overleat is its extensive grounds of around 0.8 acres. The south east facing mature level gardens are extremely private with established flower beds, an array of mature trees and shrubs, large lawn and greenhouse. To the west side, ideally located to catch the evening sun, there is the sun terrace with steps down to the leat. A generous driveway offers parking for many cars, in addition to a double garage with power and stairs providing access to a first floor storage room.

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating.

OUTGOINGS

Teignbridge District Council, 01626 361101.
Council tax band G.

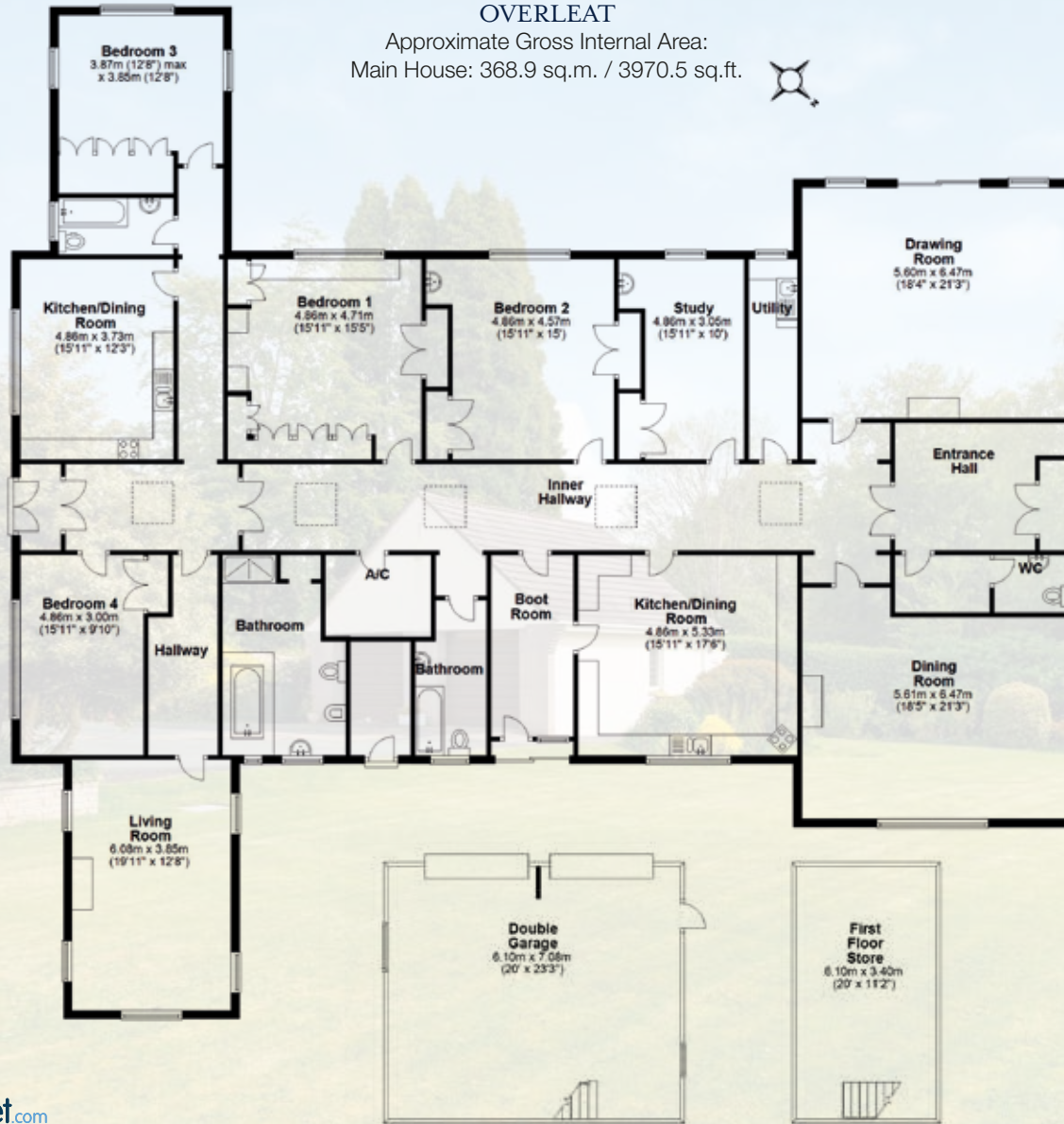
FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.



OVERLEAT

Approximate Gross Internal Area:
Main House: 368.9 sq.m. / 3970.5 sq.ft.

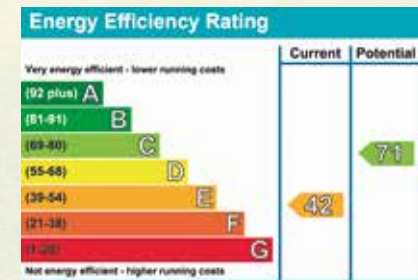


DIRECTIONS

From Exeter on the A38 Devon Expressway head towards Plymouth, take the A382 exit towards Newton Abbot/Bovey Tracey/Moretonhampstead. At the first roundabout take the 4th exit onto Newton Rd/A382 and at the second roundabout take the first exit signposted Haytor, B3387. After about 0.3 of a mile, at Five Wyches Cross, take the left-hand turning signposted to Haytor and Widecombe. Take a left opposite The Edgemoor Hotel into the Colehayes Estate. Overleat is found a short distance on the left hand side, just through the gates.

VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.



IMPORTANT NOTICE:

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