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REF: DRN00202

**Bottor Cottage, Hennock,  
Nr Bovey Tracey, Devon. TQ13 9PU**

A rare opportunity to acquire a period house for restoration, set in secluded wooded grounds of approximately 10.74 acres (4.35 ha), on the eastern fringe of the Dartmoor National Park. The property occupies a rural location close to the village of Hennock and approximately two miles from the country town of Bovey Tracey perfectly positioned to take advantage of the Dartmoor setting.



**\* DARTMOOR NATIONAL PARK LOCATION\* RARE RESTORATION OPPORTUNITY\* HANDSOME, CIRCA EARLY 19TH CENTURY HOUSE\* APPROXIMATELY 10.74 (4.35 ha) ACRES OF SECLUDED GROUNDS\* SEPARATE TWO STOREY DETACHED STONE BUILDING\* RANGE OF USEFUL OUTBUILDINGS\* CLOSE TO HENNOCK VILLAGE\* TWO MILES FROM BOVEY TRACEY\* FIFTEEN MILES FROM EXETER\***

**GUIDE PRICE: OFFERS IN EXCESS OF £350,000**

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## **Bottor Cottage, Hennock, Nr Bovey Tracey, Devon (Revised details. 3/2/2014)**

### **SITUATION:**

Bottor Cottage occupies a delightful setting on the very edge of the Dartmoor National Park amongst undulating Devon countryside. The locality is favoured for its unspoiled natural beauty, ideal for those who enjoy a rural lifestyle. The keen walker and rider will find much of interest on the network of quiet country lanes, footpaths and bridleways in the locality which lead up to the rugged uplands of Dartmoor a short distance to the west. The property is located close to the village of Hennock above the Teign Valley. The village has an active community and amenities including a village primary school, public house and parish church. For day to day living the country town of Bovey Tracey offers an excellent range of facilities including a bustling town centre of shops and businesses, library, health centre, pubs and restaurants, recreation facilities to name but a few. The nearby large market town of Newton Abbot is approximately six miles distant and provides a comprehensive range of amenities including a choice of supermarkets and a main line railway station. Exeter is approximately fifteen miles to the north and as Devon's principal city and economic centre has amenities befitting its status, including a first class shopping centre, university and international airport.

### **DESCRIPTION:**

Bottor Cottage comprises an attractive double fronted house with a handsome symmetrical façade most likely dating from the early 1800's and possibly the remodelling of an earlier dwelling. The house is situated at the end of a long winding driveway and sits centrally in a plot which extends to approximately 10.74 acres (4.35ha) of delightful grounds, providing a high degree of seclusion. The house is in need of a comprehensive programme of restoration creating a unique opportunity for any interested party to adapt the property to their own tastes and needs. The grounds are high in wildlife and amenity value and there are a range of buildings for working and storage, including a detached two storey stone building which has previously provided residential accommodation.

### **DIRECTIONS:**

From the A38 south bound as travelling from Exeter to Plymouth. Leave the carriageway signposted Chudleigh Knighton and Finlake, at the end of the exit road turn right and follow the B3344 to the right to the village of Chudleigh Knighton. In the centre of the village turn right opposite the village stores and continue for approximately one mile to Dunley Cross. Turn right signposted to Hennock and continue up the hill for approximately two miles until reaching Five Lanes Cross. On the junction take the driveway to the left of the public footpath, adjacent to the village sign and follow until reaching the house. If travelling in the Plymouth to Exeter direction, on the A38. Leave the carriageway signposted Chudleigh Knighton onto the B3344. Turn left at the end of the exit road and follow the road to Dunley Cross. Head across the junction signposted Hennock and follow the directions as above.

### **ACCOMMODATION:**

#### **Veranda:**

Open fronted Veranda affording a south east aspect of the gardens and grounds. Entrance door with panel reveals.

#### **Reception Hall: 8' x 6' (2.44m x 1.83m)**

Turning staircase to the first floor. Under stair store cupboard. Panel doors to the reception rooms and a passage into the kitchen.

#### **Sitting Room: 14' 1" x 13' 11" (4.29m x 4.24m)**

Sash window to the front elevation with shutters. Arch fireplace with a tile hearth and fitted with a 'Jotul' multi - fuel stove.

## **Bottor Cottage, Hennock, Nr Bovey Tracey, Devon (Revised details. 3/2/2014)**

### **Living Room: 14' x 10' 10" (4.27m x 3.3m)**

Sash window to the front elevation and a casement to the side. Fireplace with a marble surround, tile insert and fitted with a multi-fuel stove. Fitted cupboard and bookshelves to the left of the chimney breast.

### **Kitchen: 13' 6" x 8' (4.11m x 2.44m)**

Former fireplace housing a 'Boskey' cooking range formerly heating the hot water (NOT TESTED). Electric cooker point. Store cupboard to the left of the chimney breast housing the filtration tank for the private water supply. Stainless steel sink and double drainer with cupboards and drawers below. L shaped range of work surface with cupboards and drawers above and below. Step down and door to the pantry.

### **Pantry: 10' 0" x 8' 8" (3.05m x 2.64m)**

Small window to the side elevation with a mesh covering. Work surfaces and fitted cupboards.

### **Outhouse:**

Door from the Kitchen. Door to outside. Coat and boot area. Door to a Cloakroom with WC and wash basin.

### **Dining Room: 20' 3" x 11' 2" (6.17m x 3.4m)**

Connecting doors to the kitchen and living room. The focal point of the dining room is an open fireplace with a raised grate and decorative cast iron surround. Three light leaded casement window to the side elevation, each light with an attractive stained glass motif. Slate flagged floor. Central ceiling cross beam. Plank door to the rear stair lobby.

### **Stair Lobby:**

Turning pine staircase to the first floor, with a roof light window above. Slate flagged floor. Store cupboard. Glazed door to the utility room.

### **Utility / Boot Room: 15' 1" x 9' 3" (4.6m x 2.82m)**

Door to a side porch and outside. Windows to the rear elevation. Work tops with an inserted double sink and drainer. Plumbing for a washing machine.

### **First Floor Landing:**

Stair case from the reception hall, the stairs separate on to a front and rear landing. The front landing has a banister rail with a turned newel post, small loft hatch and door to bedrooms. The rear landing gives access to the remaining bedrooms bathroom and a cloakroom and leads to the second staircase.

### **Bedroom 1: 14' x 10' (4.27m x 3.05m)**

A double bedroom with a sash window to the front elevation affording a pleasant aspect over the garden at the front of the house. Boarded up fireplace with a timber surround. Connecting door to bedroom 2

### **Bedroom 2 / Dressing Room: 8' 6" x 7' 6" (2.59m x 2.29m)**

A single bedroom, study room or dressing room to bedroom 1. Sash window to the front elevation with an open aspect.

### **Bedroom 3: 14' 3" x 11' 7" (4.34m x 3.53m)**

Sash window to the front elevation with panelling below. Fireplace opening. Wash basin. Fitted open fronted wardrobe.

### **Rear Landing:**

Coat cupboard with shelving

### **Bedroom 4: 14' 9" x 10' 10" (4.5m x 3.3m)**

Lead light window. Wash basin

### **Cloak Room:**

WC, pedestal wash basin. Roof light window

## **Bottor Cottage, Hennock, Nr Bovey Tracey, Devon (Revised details. 3/2/2014)**

### **Bathroom:**

Deep steel bath with tongue and groove panelling. Pedestal wash basin. Towel rail. Casement window. Airing cupboard with a factory lagged hot water tank.

### **Bedroom 5 / Study: 9' x 8'11" (2.74m x 2.72m)**

A single bedroom with an angled ceiling. Window to the side elevation and fitted book shelves.

### **First Floor Flat:**

On the first floor of the stone barn to the rear of the main house is a separate first floor flat.

### **Entrance Porch 9' 10" x 4' 4" (3m x 1.32m)**

### **Bedroom 14' 7" x 9' 10" (4.44m x 3m)**

### **Kitchen 7' 11" x 6' 5" (2.41m x 1.96m)**

### **Bathroom 6' 6" x 5' 5" (1.98m x 1.65m)**

### **Living Room 12' 4" x 9' 4" (3.76m x 2.84m)**

### **Porch 6' 5" x 8' 2" (1.96m x 2.49m)**

### **Grounds:**

The property is accessed from the public highway over a long driveway which winds its way up through the grounds terminating at a parking and turning area adjacent to the house. The grounds at Bottor Cottage are a particular delight, extending to approximately 10.74 acres (4.35 ha) a combination of young broadleaf woodland interspersed with specimen conifers, more formal gardens to the south of the dwelling, lawn and former kitchen garden, now over grown. The ground rises gently to the north of the site, where there are some impressive granite outcrops reflecting the moorland setting and creating the atmosphere only found in this Dartmoor hill location. The grounds are rich with wildlife and represent a once in a lifetime opportunity to enhance further a secluded and tranquil environment.

### **Buildings:**

Within the site there are a number of outbuildings providing work space and storage.

#### **i, Greenhouse:**

Located at the end of the garden to the south of the house. A timber framed greenhouse built on a concrete block base.

#### **ii, Double Garage:**

Of timber construction.

#### **iii, Two Storey Stone Barn:**

Situated adjacent to the house a detached barn with two implement store rooms at ground floor level, each with timber doors. The first floor of the barn provides accommodation as detailed in the first floor flat description above.

#### **iv, Garage / Workshop and Implement Store:**

24' x 14'9" (7.32m x 4.5m) and 20'6" x 9'9" (6.25m x 2.97m) Situated adjacent to the parking area. Stone construction with timber doors to the two separate areas.

#### **v, Former Piggery:**

A stone building with brick quoins and window reveals. Providing useful storage and with a lean to open fronted fuel store attached to the rear elevation.

#### **vi, Various:**

In the grounds to the north of the house are buildings in varying degrees of repair mostly of timber and corrugated construction.

**Bottor Cottage, Hennock, Nr Bovey Tracey, Devon (Revised details. 3/2/2014)**

**GENERAL REMARKS:**

**Tenure:** The property is Freehold

**Services:**

**Water:** Private bore hole water supply

**Drainage:** Private drainage

**Electricity:** Mains electricity supply

**Local Authority:** Teignbridge District Council, Forde House, Brunel Road, Newton Abbot. TQ12 4XX T: 01626 361101 [www.teignbridge.gov.uk](http://www.teignbridge.gov.uk)

**Local Planning Authority:** Dartmoor National Park Authority, Parke, Bovey Tracey, TQ13 9JQ T: 01626 832093 [www.dartmoor-npa.gov.uk](http://www.dartmoor-npa.gov.uk)

**Viewing strictly by appointment with Rendells.**

T: 01626 353881

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**Council Tax:** Band F. £2238.27 for the current tax year.



**Bottor Cottage, Hennock, Near Bovey Tracey, Devon. TQ13 9PU**

**Plans not to scale and for identification purposes only.**

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**Please Note. The boundary marked A B C will be in the ownership of Bottor Gate. A new post and rail fence will be erected.**



**Bottor Cottage, Hennock, Nr Bovey Tracey, Devon (Revised details. 3/2/2014)**



Energy Efficiency Rating			Energy Efficiency Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>		59	(55-68) <b>D</b>		63
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>	21		(1-20) <b>G</b>	5	
<i>Not energy efficient - higher running costs</i>			<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC
Address: Bottor Cottage			Address: The Flat, Bottor Cottage		

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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**Bottor Cottage, Hennock, Nr Bovey Tracey, Devon (Revised details. 3/2/2014)**

**Ground Floor**



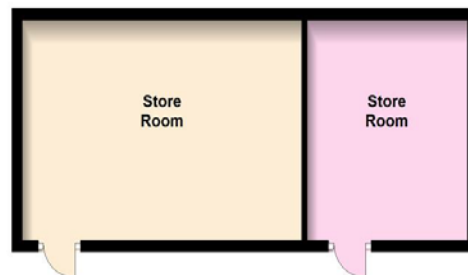
**First Floor**



**First Floor**



**Ground Floor**



**Bottor Cottage and Separate Flat. Floor Plans for Identification Purposes**