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Freelands House,
Manaton, TQ13 9UH

A beautiful unlisted family house set in 3.89 acres in a peaceful Dartmoor village

Bovey Tracey 4 miles Newton Abbot 10 miles, Exeter 21 miles

• Sitting room • Kitchen/dining room and Garden room • Master bedroom with ensuite bathroom • Two further bedrooms • Family bathroom • Separate one bedroom cottage • Large gardens, garage and parking for several cars • Woodland •

Guide price £730,000

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SITUATION

Freelands House is situated in the heart of the village of Manaton in Dartmoor National Park. Manaton has a strong community with a 15th Century parish church adjoining the village green, church hall and a well-regarded pub with shop.

Bovey Tracey is approx. 4 miles away and known as The gateway to the Moor. It offers a wide range of everyday facilities, including banks, a library, health centre, garages, shops, galleries, inns and restaurants. Bovey Tracey has a primary school, and the independent day and boarding school, Stover School, is about three miles away.

Exeter is approx. 21 miles away and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping, including John Lewis and a Waitrose supermarket, and many restaurants. A range of primary and secondary schools can be found in Exeter, whilst Exeter University is recognised as one of the best in the country.

DESCRIPTION

Freelands House is a beautifully maintained house which has been refurbished by the current owners to create a spacious family home.

Built approximately 300 years ago the house maintains many period features including exposed beams and a large granite fireplace, typical to Dartmoor. Unusually for a property of this age, it is unlisted, and this has allowed the current owners to install double glazing throughout.

ACCOMMODATION

On the ground floor is the spacious sitting room, with attractive beamed ceiling, Inglenook fireplace and wood burner. This leads through to the lobby, which has a convenient adjoining cloakroom with a stable door leading outside.

The well-appointed kitchen/dining room is towards the rear of the property, which leads to the superb garden room with beautiful surrounding views of the garden, and has a striking wood burner as the focal point of the room. There is also a generously-sized pantry next to the kitchen.

On the first floor are three double bedrooms and the family bathroom. The master bedroom benefits from an ensuite bathroom with roll top bath and is furnished to an exceptional standard. All of the rooms on the first floor have superb views of the surrounding countryside, particularly the bay window of the master bedroom where views of Haytor can be seen in the distance.



THE COTTAGE

Across the main driveway lies the refurbished one bedroom cottage. On the first floor is a kitchen and sitting room, currently used as an office and the bedroom and shower room upstairs. The cottage would make a great annexe for family members or guests.

OUTSIDE

Freelands House is approached through double gates to a parking area for several cars, the cottage and the main house garden and entrance. An archway adjoining the house and cottage leads through to a further parking area, garage and gardens. The garage has electricity connected.

To the front of the house is a south-facing garden with tiered lawned areas and pedestrian gate access to the lane. The lawns are surrounded by established trees and flowering shrubs. A further lawned area is found to the east of the house and is accessed from the garden room. To the rear of the property is a large gently sloping area of lawn with paths into the woodland and seating areas. The views are best enjoyed from here.

WOODLANDS

Freelands House benefits from 3.89 acres of private woodland and a clearing to the rear of the property.

There are many walks and bluebell beds. A tower built by a previous owner of the house, Captain White, circa 1900 and was previously used as a viewing platform to the sea.

SERVICES

Services: Mains electricity, water and drainage. Oil fired central heating and Sandford range. Superfast broadband connected. Double glazed throughout.

LOCAL AUTHORITY

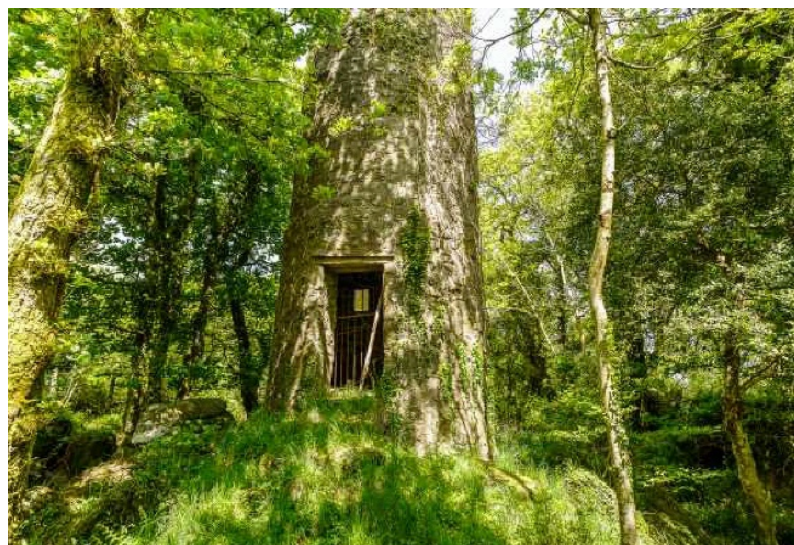
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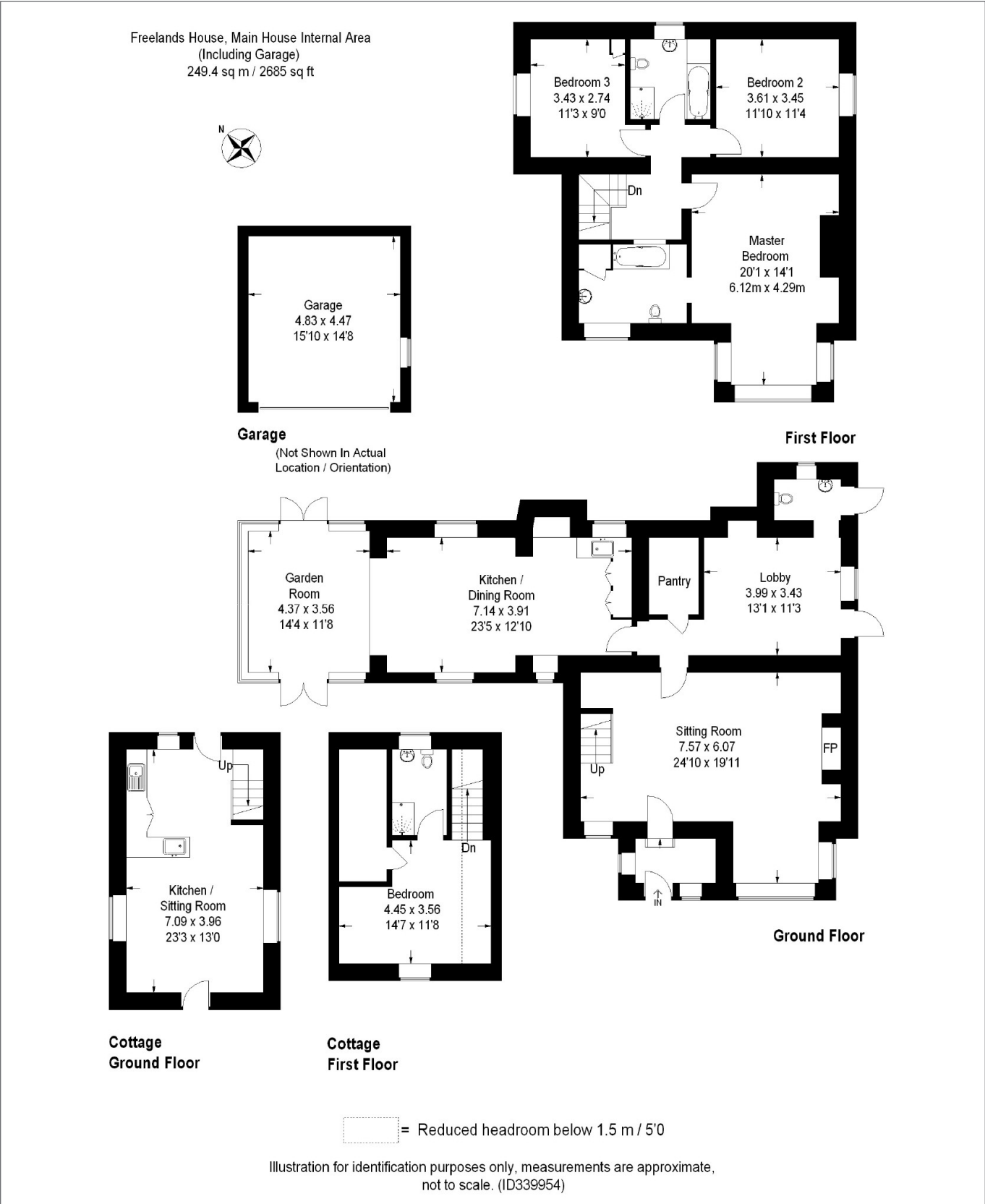
VIEWING

Strictly by prior appointment with Stags Totnes property office on 01803 865454

DIRECTIONS

From Exeter proceed on the A38 towards Plymouth exiting at the Drumbridges roundabout. Proceed on the A382 to Bovey Tracey and at the 2nd roundabout turn left onto the B3387 sign posted Manaton. Just after the Kestor Inn take the next right hand turn and Freelands is found immediately on the left.





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