Oakdene

Hennock, Bovey Tracey TQ13 9QN

RENDELLS

Oakdene

Hennock, Bovey Tracey TQ13 9QN — Asking Price £950,000

A four/five bedroom detached house in this private location within Dartmoor National Park with outbuildings and a plot extending to approximately 7 acres.

Situation:

Oakdene is situated within Dartmoor National Park between Hennock and Teign Village towards the eastern side of the moor overlooking the Teign Valley. Hennock is a quiet, peaceful small village clustered around its 13th century church, primary school and a 16th century pub and lies close to the beauty spots of the Kennick and Tottiford reservoirs.

Dartmoor itself offers hundreds of square miles of outstanding landscape with a wide array of activities available from walking, riding, and cycling amongst others.

Bovey Tracey is located 3.8 miles away, Newton Abbot 8.2 miles with its railway station and larger facilities, and the Cathedral City of Exeter 16 miles with its rail and motorway links as well as the airport.

Description:

Oakdene has had many guises over the years and was operated as a plant nursery just before the current owners purchased it in 2010. It is currently just used as a private residence but has potential for a variety of uses.

The house was completed in 2007 and sits in a peaceful location below the main village. It is of cavity construction with the exterior being of reclaimed, hand-chiselled limestone under a handmade slate roof with mature and attractive gardens surrounding and some excellent views. The main yard offers a Garage/Workshop, a detached 370 sq meter multi-roomed shed with planning to replace it with a 167 sq meter three bedroom bungalow, and a series of polytunnels.

Accommodation:

The layout flows well from the main entrance hall which has the stairs up to the first floor landing and provides access to most of the ground floor rooms. There is good ceiling height and feels bright throughout. The living Room is a good size with a central limestone fire surround housing a multi fuel burner and a box bay window offering some excellent rural views. It is semi open plan flowing round into the Dining Room and into the spacious kitchen offering attractive cream units, integrated fridge and dishwasher, electric hob with oven and grill and sink unit. From the Dining Room there are doors opening into the wrap around Conservatory/Garden Room with views over the attractive and mature gardens and providing an ideal seating area for those slightly colder days. From the Kitchen there is a doorway to the Utility Room, a ground floor Shower Room, and an Office/Snug with potential use as a further Bedroom.

The first floor landing provides access to all four bedrooms with them all enjoying various views either over the gardens or to the surrounding countryside, and an en-suite bathroom and separate family bathroom.

Outside:
From the initial shared turn-in a private hedge and tree lined drive runs up past some of the gardens to the front of the house and into the main yard.

The gardens are a particularly attractive feature surrounding the main house with areas of level lawn mainly to the rear of the house and garage, gravelled pathways and a good size pond, all with a riot of colour and well planned planting of a variety of shrubs, flowers and trees. It provides a quiet and secluded seating out area.

The lower garden closest to the council lane is uncultivated but offers a blank canvas for further areas of garden or to cultivate a vegetable patch.

The main yard is sizeable and provides parking for numerous vehicles and provides access to the various buildings and structures;

Garage/Workshop (8.05m x 7.83m) with both pedestrian door and vehicle roller door, light and power connected.

Multi-Roomed Shed with a maze of storage areas and rooms and with light and power connected. The building has planning permission to be knocked down and replaced with a residential three bedroom bungalow (Dartmoor National Park Ref 0151/23). It currently extends to 370 sq meters but the plans to replace it envisage the replacement dwelling to be 167 sq meters.

Polytunnels (approx 24m x 9m). 3 polytunnels with concrete bases (one with frame only) providing useful storage or other uses. There is lapsed planning for most of these to be replaced by four garages (Dartmoor National Park Ref 0257/12).

Alongside the main driveway is a field with mature trees for grazing or personal use. At the base of this is a track which runs from the council lane to the paddocks and existing field shelter/stable.

The total plot extends to approximately 7 acres, with about 5 acres of fields/pasture and remaining 2 acres comprising the main house, gardens, yard and outbuildings.

Agents Note
The main house previously had an agricultural occupancy restriction (AOC) but a Certificate of Lawfulness for its existing use was granted in June 2025 that "Dartmoor National Park is satisfied on the balance of probabilities that the building has been occupied not in compliance with the AOC for a period in excess of 10 years" and as such there are no restrictions on who may now occupy the dwelling.

Services: Mains electricity and metered water. Oil fired central heating. Private drainage via septic tank.

Local and Planning Authority: Teignbridge District Council and Dartmoor National Park.

Council Tax: Band E (£2,893.45 for 2024/25)

Energy Performance Certificate: C70 with potential for B82

Tenure:
The property is freehold with vacant possession.

Wayleaves, Rights & Easements:
The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:
The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277.

Directions: From the A38 Devon Expressway (heading south), Take the B3344 exit towards Chudleigh Knighton/Kingsteignton/Teign Valley/B3193. At the end turn right back over the A38 and then take the right onto the B3193 to Teign Valley. After 2 miles take the left turn to Teign Village / Hennock and after 0.4 miles take the right turn to Teign Village. Continue for 0.4 miles and the turn is on the left, whereby keep left to Oakdene. **What3Words location: ///hunk.spared.reveal**

Promap
LANDMARK INFORMATION

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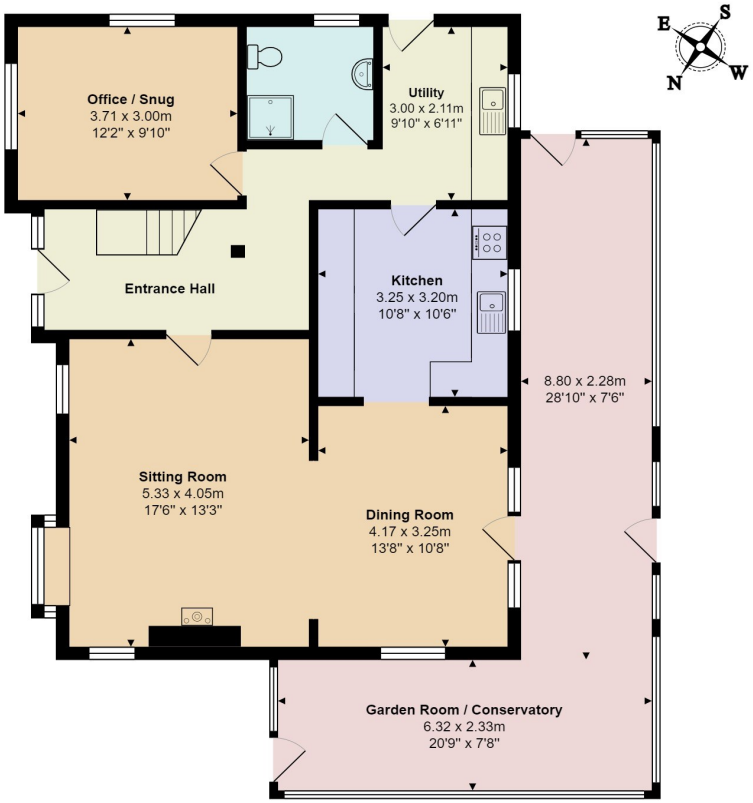
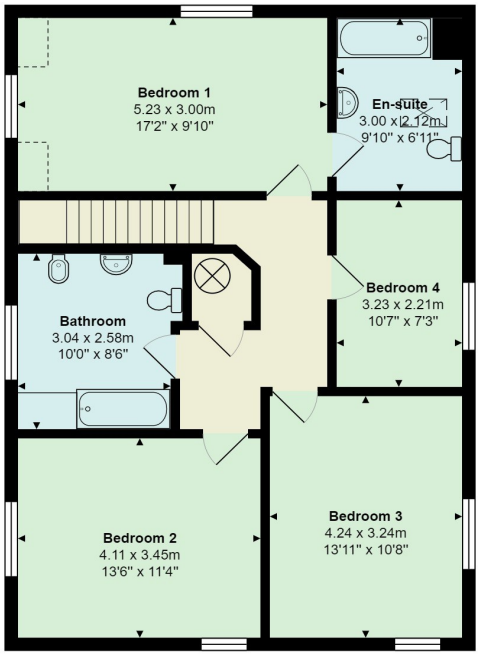
Plotted Scale - **1:1750**. Paper Size - **A4**

Oakdene, Hennock TQ13



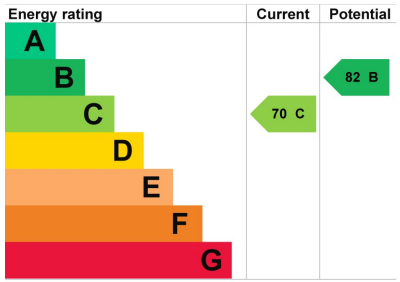
Ground Floor
Area: 120.9 m² ... 1301 ft²



First Floor
Area: 80.7 m² ... 868 ft²

Total Area: 201.6 m² ... 2170 ft²

All measurements are approximate and for display purposes only



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