



£1,200,000

Holly Court, Thorns Cross , Bovey Tracey, Newton Abbot, Devon, TQ13 9DW





Substantial country residence totalling nearly 7000 sq ft, with indoor pool, annexe and landscaped grounds on the edge of Bovey Tracey

- **6/7 bedrooms including the annexe**
- **Self-contained two-storey annexe ideal for guests or multi-generational living**
- **Elegant reception rooms including formal dining room and spacious sitting room with garden access**
- **Impressive kitchen with central island, casual dining area and terrace overlooking the grounds**
- **Indoor heated swimming pool complex with changing facilities and vaulted ceiling**
- **Additional leisure spaces including games area, snooker room and gymnasium**
- **Beautifully landscaped gardens with terraces, mature planting and woodland backdrop**
- **Extensive parking with long driveway, triple garage and additional garaging/storage**
- **Peaceful yet convenient location on the edge of Bovey Tracey near Dartmoor National Park**
- **No onward chain**

DESCRIPTION: Holly Court is a substantial and highly versatile country residence set within beautifully landscaped grounds on the edge of Bovey Tracey, enjoying a peaceful and private setting overlooking woodland and a picturesque lake. Approached via a sweeping gravel driveway leading to a broad turning area with ample parking and a detached triple garage, the property offers impressive accommodation arranged over several levels.

An elegant canopied and pillared entrance opens into a spacious reception hall from which the principal living areas flow. The formal dining room connects through glazed double doors to a refined sitting room featuring a log burner and garden views, with direct access to a terrace. At the heart of the home is a striking kitchen and informal dining area fitted with granite worktops, farmhouse-style cabinetry, a central island and integrated appliances, with French doors opening onto a large balcony overlooking the grounds.

Additional ground floor accommodation includes a utility room, cloakroom, cosy snug with access to a decked terrace, and a flexible bedroom or home office with en suite facilities. A standout feature of the home is the impressive indoor heated swimming pool complex, with vaulted ceilings, exposed beams and multiple French doors opening to the garden, along with a shower room and changing facilities. A spiral staircase leads to a first-floor games and relaxation area with views towards the Dartmoor Hills.

The upper floor hosts the luxurious principal bedroom suite with dressing room and en suite bathroom, alongside several further double bedrooms, each benefiting from fitted storage and stylish en suite facilities. The lower ground floor offers additional versatility with a full-size snooker room, extensive storage and a large reception space currently arranged as a gym.

Further enhancing the property is a superb self-contained two-storey annexe with its own private entrance, offering a living room with dining area, fitted kitchen, bedroom with en suite, and a spacious upper floor bedroom suite with dressing space and bathroom, ideal for guests, multi-generational living or potential rental use.

The landscaped grounds provide expansive lawns, mature planting and multiple terraces for outdoor entertaining, while woodland and lake views create a tranquil backdrop to this exceptional home.

SITUATION: Holly Court occupies an enviable position on the outskirts of Bovey Tracey, a charming and vibrant market town often referred to as the "Gateway to Dartmoor." Surrounded by rolling Devon countryside and located on the edge of Dartmoor National Park, the property enjoys a peaceful setting with immediate access to breath-taking moorland scenery, walking trails, cycling routes and a wealth of outdoor pursuits. Despite its tranquil rural surroundings, Holly Court is exceptionally well connected. The A38 is just minutes away, providing convenient access to Exeter, Plymouth and the M5 motorway network, while nearby Newton Abbot railway station offers regular mainline services to London Paddington and beyond.

Bovey Tracey itself has a welcoming community atmosphere and provides a range of everyday amenities including independent shops, cafés, galleries and restaurants, along with regular farmers' markets and local cultural events. The area is also well served by highly regarded schools, including Bovey Tracey Primary School and South Dartmoor Community College, with respected independent options such as Stover School within easy reach.

Combining the natural beauty of Dartmoor with excellent connectivity, strong schooling options and a thriving local community, Holly Court offers an exceptional balance of refined country living and everyday convenience.

DIRECTIONS: From Exeter, take the A38 south towards Plymouth. After approximately 12 miles, exit at Bovey Tracey/Drumbridges. At the roundabout, take the first exit onto the A382 towards Bovey Tracey. Continue for around 1 mile, then at the next roundabout take the second exit to stay on the A382. At the following roundabout, take the first exit onto Pottery Road. At Thorn Cross junction, turn left; the private drive for Holly Court is shortly on the left.

WHAT3WORDS: ///dreamers.alive.puddings

TENURE: Freehold

SERVICES: Electric, water & sewage all on mains supply. Gas central heating.

COUNCIL TAX BAND: G - £4164.90



TOTAL FLOOR AREA : 6971 sq.ft. (647.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOWER GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



POOL MEZZANINE
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
1919 sq.ft. (178.3 sq.m.) approx.



GROUND FLOOR
3719 sq.ft. (345.5 sq.m.) approx.



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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			