



- *A truly outstanding contemporary-style moorland residence.*
- *Awarded a Building Excellence Certificate of Recognition.*
- *Excellent energy efficiency having been built to passive house standards.*
- *Immediate access to beautiful National Park moorland.*
- *Fantastic far-reaching moorland views.*
- *Sweeping terraces and lawns with the primary plot extending to around 1.2 acres.*
- *Substantial garage with studio apartment above.*
- *Available option to purchase an additional 2 acres comprising paddock, woodland & stables.*

Cator Brake, Haytor , TQ13 9XT Guide Price £1,300,000

A beautiful, contemporary “Ecolux” style moorland residence completed in 2020 and built to exacting standards with “passive house” credentials and many outstanding features. There are sweeping gardens of over an acre, breathtaking moorland views and a large garage with studio apartment above.

Bovey Tracey 4 miles, Mainline link to London Paddington at Newton Abbot 9 miles, Exeter 20 miles, access to major roads at Drum Bridges 5.7 miles.



Property Description

LOCATION

Cator Brake occupies a fantastic "tucked away" position on the eastern side of the Dartmoor National park, close to the famed Haytor Rocks. The property has an impressive approach with securely operated electronic entry gates and a long private driveway. The position is particularly outstanding with the house being hidden from view, and yet offering immediate access to rugged open moorland. The Dartmoor National Park extends to around 368 square miles and offers spectacular scenery with its granite tors, open moorland and wooded valleys with streams being bisected by numerous footpaths and bridleways. Opportunities for hacking, hiking and a whole range of outward-bound activities are quite literally on the doorstep. The nearby hamlet of Haytor Vale has the well-regarded Rock Inn and the village of Ilsington, around a mile away has a primary school, a community shop and a public house. Nearby Bovey Tracey is a picturesque edge of moorland town with a historic Mill, the Parke Country Park and there are good cycle links to Lustleigh and Moretonhampstead via the Wray Valley Cycle Way. Additional amenities in Bovey Tracey include independent shops and cafes, a library and a doctor's surgery etc. Stover School is relatively close by, offering private education and South Dartmoor College offers secondary education around 6-miles away in the moorland town of Ashburton. Whilst the high moor setting has a wonderful sense of peace and tranquillity the location also offers good convenience, with major





roads being accessible via the Drum Bridges roundabout just over 5 miles away. A mainline rail link to London Paddington is available at Newton Abbot and the South Devon coastline lies around 12 miles away at Teignmouth, with good boating opportunities on the River Teign and River Exe estuaries. The Cathedral City of Exeter lies around 20 miles to the east with its private and public schools, fine dining, and the Princesshay Shopping centre.

DESCRIPTION

Completed in 2020 to exacting standards Cator Brake has fantastic Eco credentials. The property has striking contemporary-style external aesthetics that make something of a "statement" and yet blend well with the vernacular with rendered elevations and large reveals set beneath a slate roof. There are high-performance Internorm triple-glazed windows with custom made Luxaflex inset blinds, which have internal timber finishes and aluminium cladding externally. There is underfloor heating to the ground floor, photovoltaic panels and a mechanical ventilation heat recovery system which combine with the "state of the art" construction methods to provide "passive house standards." The property also has a fantastic internal design with various "high design" features and, as such the attributes combine to create something quite special. Indeed, Cator Brake was awarded a Building Excellence Certificate of Recognition upon completion. There are "Buster and Punch" light fittings and door furniture, Cat 5 cabling to every room, engineered oak floors to the

ground floor, Sonos-equipped ceiling speakers in the principal receptions and an "intelligent" lighting system. The stylish designer kitchen is by the German company Leicht and has a comprehensive range of Neff appliances and the bathroom and En suite have Villeroy Bosch sanitary ware and Ted Baker tiling. All the principal living areas have wonderful views across the sweeping grounds towards rugged open moorland and the receptions open to expansive south-facing granite and ceramic tiled terraces, offering a wonderful sense of inside/outside living. There is around 2300 square feet of elegant accommodation within the main house with the beautiful receptions, the fantastic, free-flowing kitchen/dining space, a first-floor drawing room with panoramic views and the elegant bedroom and bathroom suites. The landscaped and well-manicured gardens and grounds were professionally laid out by a talented local designer and comprise sweeping lawns, feature hand cut Yeadon stone walling and Corten steel edgings and features. There is a "robot lawnmower" as well as a CCTV and an alarm system. The property has an impressive approach and extensive parking. Additionally, there is an external workshop and a large garage with a well-equipped studio apartment above, ideal for guest accommodation or "home and income" opportunities. There are options available to purchase additional land and outbuildings with a paddock of around 1.25 acres, stables and around 0.75 acres of woodland.

ACCOMMODATION

From the ceramic paved entrance terrace an open entrance canopy is approached with feature timber work. The entrance door opens to the reception hall, a fantastic welcoming space with feature floor tiles, turning stairs rising to the first floor and there is a useful cloak cupboard. The reception hall opens to the ground floor cloak/shower room, which is beautifully appointed with an open shower area and a large walk-in cupboard housing the control systems for the house. Also leading from the reception hall is the TV room/snug, a lovely dual aspect room with French doors leading to the terrace and fantastic open views towards the local landmark Pinchaford and beyond. The utility/boot room also opens from the reception hall and is fitted with a good range of high-quality units, one of which houses the utility white goods. A door opens to the rear terrace with a high-tech passive cat/dog flap. Steps descend to the sitting room, another outstanding space with sliding doors opening to the terrace, which take full advantage of the fantastic south facing views towards open moorland and beyond. The sitting room opens to the kitchen/dining room, a fantastic dual aspect space with two sets of French doors opening to the terrace, also enjoying outstanding views. The stylish Leicht kitchen has an elegant range of units and extensive areas of Neolith Ceramic work surfaces with an under mounted sink. Integrated "Neff Digital" appliances include a dishwasher, a "hide n slide" oven, a combination microwave, a warming drawer, a full-height fridge and freezer and there is a Quooker boiling water tap. As with the entire property there is fantastic attention to detail with feature lighting and shadow gaps etc.

To the first floor a real "show piece" is the drawing room, a wonderful space with a high-vaulted ceiling and full height windows with inset Juliet style doors with feature timber work, taking full advantage of the breathtaking views. The principal bedroom suite is another fabulous room with vaulted ceilings, and a large reveal with Juliet balcony, also enjoying incredible views. The bedroom space opens to the large dressing room, which in turn opens to the beautifully appointed En suite shower room. The second bedroom is another highly impressive dual aspect room with extraordinary views and the third bedroom is another appealing space. The principal bathroom has a designer 4-piece suite and beautiful picture tiles.

THE GARDENS AND GROUNDS

Cator Brake is surrounded by sweeping lawns, which sit predominantly on the south side of the house and adjoin open National Park woodland. There are mature borders with numerous mature shrubs and trees and the gardens have been professionally designed with various areas of bedding and inset trees set out with a considered planting plan that will really come into its own in the coming years. Set at a lower level there is a plinth with services in place in readiness for a home office/gym etc (subject to the necessary consent.) There are two primary parking areas surrounded by equally appealing landscaped gardens with feature stone and Corten steelwork.

THE OUTBUILDINGS

There is an extensive range of useful timber outbuildings comprising a large workshop, which could in itself easily be converted for ancillary/home office use, there are various timber stores and a well-constructed chicken house. There is a large triple bay garage building with timber doors and with one of the bays serving as an external utility/laundry space with a built-in unit, a sink and appliances spaces. From here stairs rise to the ancillary apartment which, in its own right has appealing accommodation with the lounge/kitchen area being a dual aspect space with oak flooring, good views and an attractive kitchen with inbuilt oven and hob. The bedroom space also has oak flooring, views over the grounds and an en-suite shower room.

Agents note: please request further information from the selling agents if the additional land and stables are of interest.

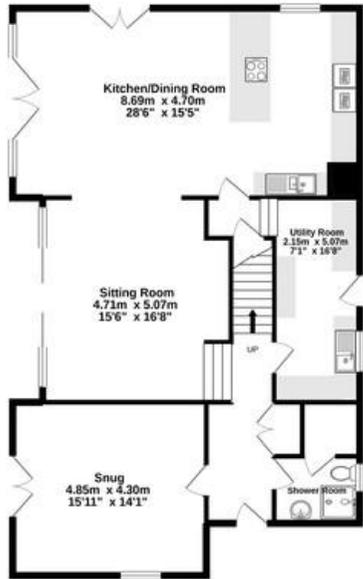
We understand that Haytor's exchange is fibre enabled with fast broadband.

DIRECTIONS

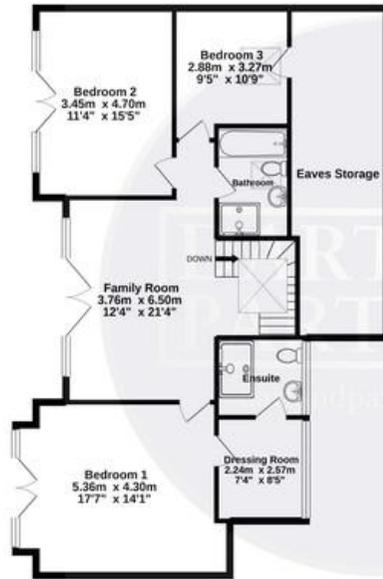
Exit the A38 at the Drumbridges roundabout and follow the signs towards Bovey Tracey. Proceed directly ahead at the first roundabout and, at the second roundabout turn left signed Haytor and Widdecombe. Take the next fork on the left and proceed up the hill for just over two and a half miles onto the open moorland. Take the left-hand turn for Haytor Vale and Ilsington and proceed for a short distance. The gated entrance to the driveway for Cator Brake will be found on the right-hand



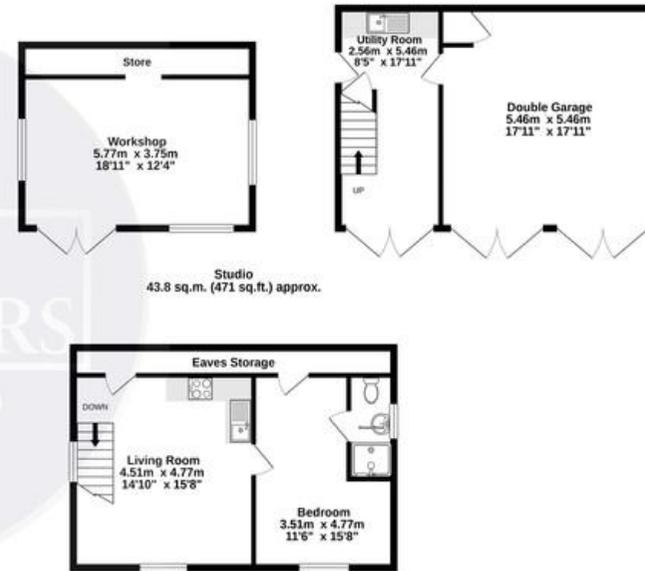
Ground Floor
113.0 sq.m. (1216 sq.ft.) approx.



1st Floor
106.7 sq.m. (1149 sq.ft.) approx.



side
Outbuildings
70.0 sq.m. (753 sq.ft.) approx.



TOTAL FLOOR AREA : 333.5 sq.m. (3589 sq.ft.) 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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EPC RATING: A+ (107)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements