

Hazelwood House, Hennock, Nr Bovey Tracey, £1.3m

Rendells, team estate agent in Newton Abbot - 01626 353881

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Fine Devon country residence with outbuildings and land

Rendells, **team** estate agent in Newton Abbot is delighted to offer for sale Hazelwood House - a fine Victorian country residence with extensive accommodation standing in landscaped grounds with outbuildings in a commanding position some 600 feet up on the slopes of the picturesque Teign Valley, on the edge of the village of Hennock, near Bovey Tracey.



With an open southerly aspect and views over its own parkland grounds and across a panorama of unspoilt South Devon countryside to the sea beyond, Hazelwood House was originally much smaller with a thatched roof. There was a fire, reported in the Advertiser on 12th October 1985, and so at the end of the 19th Century the house became the subject of a grand rebuild using local Blue Elvan stone and brick with a slate roof.

In 1928, Hazelwood House was bought by Major Robert Kitson at auction, and it was he and his family who built a tennis court and made the garden much bigger, planting an abundant collection of rare flowering trees, plants and shrubs. Major Kitson held the office of High Sherriff of Devon in 1930, with judicial, ceremonial and administrative functions including the execution of High Court Writs.

The character of Hazelwood House has remained unblemished with many of the original features preserved including fine fireplaces of granite, Portland Stone and brick with intricately moulded timber surrounds, ornate ceiling plasterwork and the former servants' wing, which remains largely unaltered since it was built and offers potential as a self-contained annexe.



A verandah extends across the front and side of the house, with an enclosed aviary to one side. The entrance hall leads to a 5.9 x 4.5m dining room, rear lobby and the drawing room with part panelled walls and a finely carved fire surround - believed to have originally come from Shiphay Manor, Torquay.

The billiard/ games room is laid out in two distinct areas - a sitting area and a billiards area - each with its own grand fireplace, deep window seat and panelled walls. From the sitting area, a pair of French windows leads into the sun room. Off the billiard/ games room is a gun room/ office with deep clove Butler's sink, wrought iron corner fireplace and high level WC.



The rear lobby leads to a laundry room with a marble cold shelf, as well as a 3.5 x 2m pantry and 6.5 x 4.7m kitchen with a quarry tiled floor, a range of pine units including an island unit with polished granite worktops and upstands, Stoves gas range, Belfast sink and the original room bells and indicator board.

Behind this, the former servants' quarters is entered via a wide entrance door and rear hall leading to the scullery with a deep clove sink, WC, cold room/ pantry and former dairy – each with a marble cold shelf, meat larder with original meat hanging rail and sitting room with corner fireplace. From the rear hall, a door leads to a courtyard giving access to the boiler room.

A wide staircase with quality Mahogany balusters and hand rail leads up to a half landing then the main landing. The seven double bedrooms off the main landing all enjoy views across parkland and in each is a fireplace, bedroom 7 with a most interesting and unusual fireplace dated 1897, and the master comes with its own dressing room/ bedroom 2. Serving these bedrooms are two bathrooms – one with the original island bath and a curved glass corner shower unit and the other with an antique heavy enamelled bath and hand basin with clove sink behind - and a separate WC.

In the former servants' quarters, stairs lead from the rear hall to a landing with a deep clove sink with chamber pot emptying facility and additional cupboards. From this landing are a further three double bedrooms, each with a wrought iron fireplace and hand basin, as well as a third bathroom with a cast iron bath.



Outside, Hazelwood House boasts a collection of outbuildings, which offer development opportunities subject to the necessary consents including a coal shed, a stone barn known as Hazel Cottage with a new roof and attractive feature fireplace, a stone-built former kennels/ stables and timber storage shed beyond

the former tennis court. The back drive leads to a hard standing yard area with a modern general purpose building and adjoining building as well as a traditional building of granite and candy brick with a lean-to at either end.

The gardens and grounds extend to around 15 acres and are planted with a collection of rare trees, plants and shrubs, including a Handkerchief Tree, along with areas which have been allowed to naturalise as a wildlife haven. Beside the entrance drive are gently sloping paddocks.

There is also the option to purchase a further 50.24 acres of land made up of about 28.22 acres of pasture and 22.02 acres of woodland.

Hazelwood House is for sale at £1.3m with Rendells. For further information, to book a viewing appointment, for a free no obligation market valuation or for simple free advice, pop into Rendells at 13 Market Street in Newton Abbot or call the office on 01626 353881. To browse properties for sale with Rendells, visit www.rendells.co.uk or www.teamprop.co.uk.

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Digital photographs are available from bubblepr@mac.com

Notes to editors:

Westcountry **team** is part of **team** Association, the largest organisation for independent estate agents in the UK, with hundreds of members. Westcountry **team** covers Cornwall, Devon and West Dorset, and consists of 68 members at this time, all of which work together to sell property for clients, and are actively committed to their nominated charity, Macmillan Cancer Support. **team**'s 'blue sky' image, with transparent team logo on a blue sky background reflects the association's and each individual agent's commitment to providing a clear, transparent service to their clients and conducting business in a straightforward, honest and professional way.

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