

## Acorns, Old Newton Road - TQ12 6RT

£475,000 Freehold

An Individually Designed, Four Bedroom Detached House, Situated on a Good Sized, Private Plot, Located in Old Heathfield, with Ample off Road Parking and Garage.

### Contact Us...

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 50 Fore Street  
 Bovey Tracey TQ13 9AE



#### ROOM MEASUREMENTS:

Lounge: 5.05m x 3.86m (16'7" x 12'8")

Conservatory: 3.63m x 2.95m (11'11" x 9'8")

Kitchen: 5.05m x 3.93m (16'7" x 12'11")

Dining Room: 2.93m x 2.73m (9'7" x 8'11")

Master Bedroom: 4.17m x 3.31m (13'8" x 10'10")

En-Suite Shower Room: 2.28m x 0.84m (7'6" x 2'9")

Bedroom: 4.73m x 4.50m (15'6" x 14'9")

Bedroom: 3.50m x 2.68m (11'6" x 8'10")

Bedroom: 3.50m x 2.40m (11'6" x 7'10")

Family Bathroom: 3.75m x 1.65m (12'4" x 5'5")

Downstairs WC: 2.38m x 0.83m (7'10" x 2'9")

Single Garage: 5.25m x 2.70m (17'3" x 8'10")

Outbuildings and Utility Room: (See floorplan)

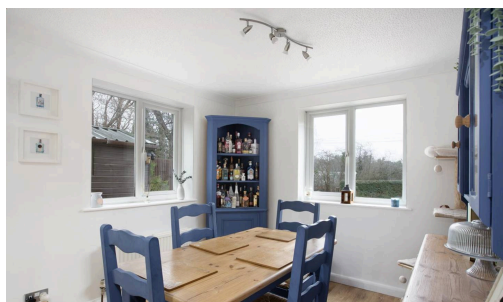
#### AGENTS INSIGHT:

" This well presented family home is a credit to the current owners. Their choice of neutral décor throughout gives a feeling of calm and light in all rooms. The property is situated in the middle of the plot which gives plenty of room at the front to park as well as a buffer from the road. The rear garden is designed as a social space even has an outdoor "Pub". The workshops/stores are great for anyone looking for a home office or hobbies that need to be away from the home."



#### STEP OUTSIDE:

The property is accessed through a charming five-bar timber gate, which encloses the front area. This leads to a spacious block-paved driveway, providing ample off-road parking and direct access to the garage. There is an additional storage shed attached to the garage. Steps ascend to a raised garden area, adorned with paving and some shrubs. A canopy porch with elegant pillars welcomes you to the front door. The rear garden is fully enclosed, offering a high degree of privacy. It features a combination of paving slabs and two decked seating areas, with an addition of an outside bar making it an ideal place for entertaining. To the side of the property, there is a timber outbuilding which has been sound proofed, complete with light and power connected. At the rear of the garden, there are additional timber outbuildings, divided into three units, each with light, power, and separate doors, providing versatile usage options. This beautiful garden is a wonderful family space.



#### USEFUL INFORMATION:

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: D £2498.94 p.a (2025/26)

EPC Rating: D

Tenure: Freehold

#### LOCATION:

This property can be found in Old Heathfield which has easy access to the A38 Devon express way linking the cities of Exeter and Plymouth. The town of Bovey Tracey with its comprehensive range of shops and amenities, including health centre, library, primary school and churches is only a couple of miles away and the market town of Newton Abbot offering mainline railway station approximately four miles away. The renowned Dartmoor National Park is also within a short drive and the South Devon beaches, 30 minutes away.





#### STEP INSIDE:

An inviting entrance hall provides ample space to remove shoes and coats, featuring a downstairs WC and an understairs cupboard. To the right, you'll find a spacious kitchen/breakfast room with an additional dining area that could be converted into a separate room if desired. The well-designed kitchen boasts plenty of cupboards and worktops, a built-in electric double oven, an inset, 5 ring gas hob with an extractor hood over, dishwasher and microwave. There's space for a washing machine and fridge/freezer. The breakfast bar offers a convenient spot for a quick snack. A door leads to the side, providing access to the garden and home office.

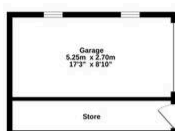
The bright living room features an attractive fireplace with a wooden mantle. Sliding patio doors open to a conservatory with views of the rear garden.

First floor landing has access to the boarded loft space, equipped with a pull-down ladder and connected light. The master bedroom includes an en-suite shower room with a basin (no WC) and fitted wardrobes. The other three bedrooms are all generously sized.

The family bathroom features a corner bath with a shower attachment on the taps plus a mains shower over, a basin, and a WC. There is also an airing cupboard housing the gas fired combination boiler.



Garage  
13.3 sq.m. (285 sq.ft.) approx.



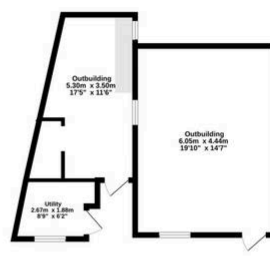
Conservatory  
19.2 sq.m. (210 sq.ft.) approx.



Bedroom  
62.2 sq.m. (672 sq.ft.) approx.



Outbuilding  
46.1 sq.m. (500 sq.ft.) approx.



Outbuilding  
9.2 sq.m. (99 sq.ft.) approx.



**TOTAL FLOOR AREA : 207.1 sq.m. (2229 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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