



The Cider Press

RENDELLS

The Cider Press

Land & Stables, Goodstone, Bickington, Devon, TQ12 6LJ

An elegant and characterful, attached barn conversion located in the desirable hamlet of Goodstone with equestrian facilities. The barn offers impressive, spacious living - ideal for entertaining, four double bedrooms, mature enclosed private terrace and gardens, plentiful parking and double garage. Superb adjacent stable yard, with six boxes, tack room, haybarn, lorry parking, arena and paddocks of 3.12 acres.

- Paddocks, garden and grounds of 3.12 acres
- Impressive vaulted sitting room with views to terrace/gardens
- Enclosed gardens
- Arena with sand & rubber surface (22 x 45)
- Detached well built stabling for six horses
- An abundance of elegance and character
- 4 Double Bedrooms
- 2 Bathrooms
- Stunning entertaining terrace

Guide Price £945,000 (Whole)

Guide Price £745,000 (House, Gardens & Garage)

A38 approx. 3 miles, Newton Abbot 3.6 approx. miles, Buckland in the Moor approx. 6.7 miles, Ilstington 3.5 approx. miles, Teigngrace 6.2 approx. miles, Exeter approx. 18.7 approx. miles, Ashburton approx. 3.8 miles, Totnes 10.3 approx. miles, Plymouth approx. 26.6 miles, Exeter approx. 20.6 miles. (London Paddington via Newton Abbot Train Station approx. 2.15 hours).

Situation

Goodstone is a picturesque hidden rural hamlet with excellent links around a mile east of Ashburton with a wide choice of amenities. And four miles from Newton Abbot. Communications are excellent with Plymouth, Exeter and Torbay around a thirty minute commute. Whilst outside the boundary of Dartmoor National Park, the open moor at Cold East Cross is less than ten minutes' drive away and offers breathtaking landscapes and walks including stunning Buckland Beacon. Everyday shops and facilities including primary and secondary schools are catered for within Ashburton with a wide choice of amenities including mainline railway station, on offer at the market town of Newton Abbot. The well-regarded C of E primary school, Blackpool is a short drive away and the bus connections to the Torbay grammar schools and Churston are at the end of the lane, where transport is provided. The distance to the marina in Torbay is 13 miles.



Description

The Cider Press represents an exceptionally well renovated Grade II listed home, partially thatched with an impressive, vaulted ceiling, open plan vaulted sitting room with exposed chimney breast and views over the terrace and lawns beyond. Offering light and airy accommodation throughout with double garaging and parking. For the equestrian fraternity there are grounds and paddocks of 3.12 acres with two entrances from the garden makes the property a rare find. With track access south of the hamlet to quiet lane hacking. Well built stabling for six horses and turn out area this truly makes the property a rare find. The property is tastefully decorated and is in keeping with its character and history, bringing together modern living and preserving the history of the properties origins.

Accommodation

Solid stable door opening into inner hall with new oak floors throughout the ground floor. An impressive and grand sitting/dining room spanning the full width of the building with six panelled windows and doors opening out onto the terrace. Vaulted ceilings, exposed stonework and impressive stone fireplace with stone hearth and inset woodburner. Fantastic room for entertaining. Kitchen/Diner with new oak flooring, newly fitted kitchen including an impressive floor to ceiling bank of unit with enclosed marble counter larder and entertaining peninsular, integrated dishwasher and fridge/freezer. A stunning farmhouse kitchen with comfortable dining for 10. Belfast sink with mixer/instant boiling water tap. Built-in double oven and Neff induction hob. Built-in Bosch dishwasher. Plenty of space for storage. Enjoying plenty of natural light with a six panelled window and door. Ornate lighting and exposed original beams. Ground floor W.C. and hand wash basin. Utility with built-in cupboards, plumbing for washing machine. Ground Floor bedroom with exposed beams and partial workings to the Old Cider Press exposed. Built-in corner cupboards. Stairs rise to the first floor from the kitchen/diner.

First Floor

With plenty of natural light flooding in through the windows onto the galleried landing. Master Bedroom with vaulted ceiling and side aspect and rural outlook. Ensuite with 'His and Hers' vanity unit, hand wash basin, shower enclosure with shower valve and Monsoon shower head. Built-in wardrobe. Bedroom Two with vaulted ceiling and door out to the original stone steps, showing the partial wooden fabric of the Old Cider Press and door. Bedroom Three which is a good size with vaulted ceiling. Family Bathroom with bath and shower over with hand attachment and Monsoon shower head, hand wash basin, vanity unit and chrome towel rail.

Gardens and Garaging

The whole property enjoys four entrances to the stabling and property. The main entrance has a shared driveway into the gravelled parking area, leading to a stone built double garage with wooden gates opening into a private gravelled parking area. Steps leading down to the front door where there is paved terracing, ideal for alfresco dining and entertaining. Splayed steps lead from the terrace to the upper lawns.



Useful gravel area to the end of the property with covered lean-too. Garden with some mature planting and fruit tree with herb borders.

From the main residence there is two pedestrian gates linking through to the paddock, stabling and arena.

Stables and Land

Within its own driveway leading into the paddock and arena off the country lane. Also, with separate entrance with double gates leading into a driveway to the stabling itself. There is a detached open fronted wood clad Linhay with concrete floor. Block built quality stables with automatic drinkers providing water and timber cladding, corrugated pitch roof, offering stabling with six loose boxes. Tack room with sink. Two turnout enclosures to the front with concrete curtain all the way round the stables to the front. Excellent lighting, water and drainage, a delight for the equestrian enthusiast.

Paddock

Divided into three areas, having two with the main access point and track leading to the arena. Plenty of space for storage and there is also a further disused access point. The arena measuring 22 x 45 with sand and rubber surface is well-draining. The paddocks are all nicely fenced.

The property has to be viewed to be fully appreciated and is immaculately presented throughout.

Tenure Freehold. **Council Tax** Band E.

Energy Performance Certificate

Energy rating D.

Services

Mains electricity, mains water, mains drainage. Oil fired central heating (providing hot water and heating).

Local Authority

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot. TQ12 4XX.

Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

Directions

From Ashburton: Join the A38 towards Exeter and take the Goodstone exit onto the A383 Newton Abbot Road. Just over the bridge flyover, as if you were going back onto the A38 to Plymouth taking the first right and then immediately left for Goodstone down the road and the driveway to the property is the first on the right.

What3words

Property location [///stung.cactus.jumps](#)

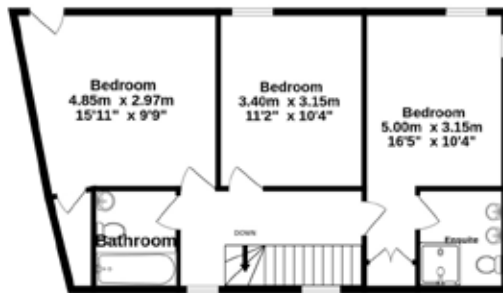
Property Driveway Entrance [///stamp.prospers.nozzles](#)



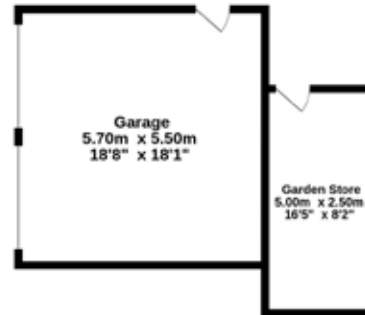
Ground Floor
112.1 sq.m. (1206 sq.ft.) approx.



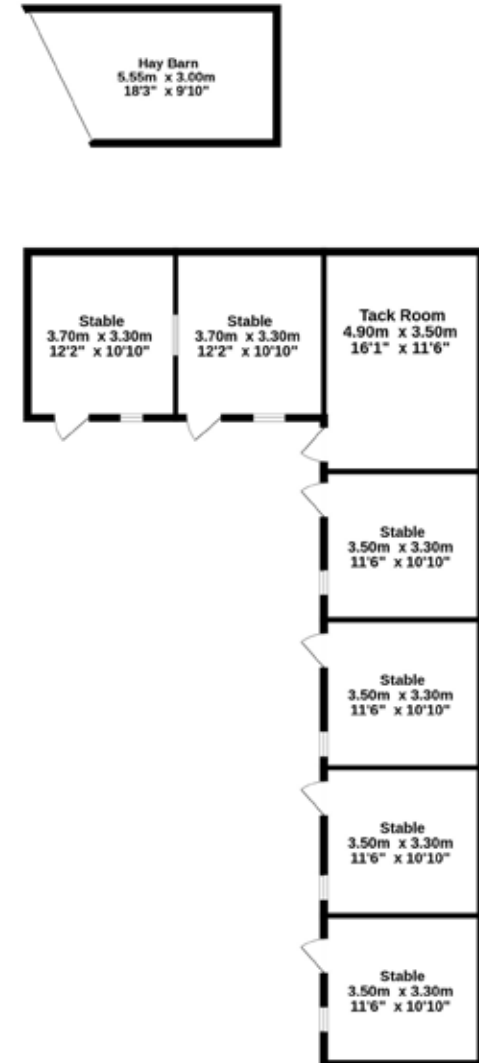
1st Floor
64.2 sq.m. (691 sq.ft.) approx.



Garage
43.9 sq.m. (472 sq.ft.) approx.



Outbuilding
102.3 sq.m. (1101 sq.ft.) approx.



TOTAL FLOOR AREA : 322.4 sq.m. (3470 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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