



Post Box Cottage

Preston, Kingsteignton, Newton Abbot, Devon TQ12 3PP

RENDELLS

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A detached three-bedroom character cottage set in a desirable hamlet of Preston with level gardens, ample parking and a large garage.

- Two Reception Rooms
- Open Plan Kitchen/Diner
- Character Features
- Three Bedrooms
- Family Bathroom
- Good sized garage/workshop
- Level Gardens
- Potential to extend subject to Planning Permission

Guide Price £545,000

Situation

Preston is located on the banks of Teigngrace offering easy access to Kingsteignton and Newton Abbot, with mainline railway station and access on to the A38 Devon Expressway, offering a secluded village feel in a convenient location.

Newton Abbot has a wide range of amenities and facilities, including hospital, primary and secondary schools, leisure centre, various shops, superstores, race course, and rail station on the London Paddington - Plymouth mainline. There is good dual carriageway access to Plymouth, Exeter and the motorway network beyond.

Description

Post Box Cottage offers good sized accommodation with a modern bathroom, walk-in shower. Particular feature is the exposed stone chimney breast with inset woodburner which you can see from both the dining room and sitting room with access to the brick terrace and pond from the sitting room. The cottage also offers further potential to extend to the side over the kitchen (subject to any necessary planning consents). Plenty of parking to the rear where there is garage/workshop building with useful storage buildings attached to it. This is a rare opportunity to acquire a family home in this secluded hamlet.

Accommodation

Double glazed doors opening into useful porch area with tiling throughout porch and through to the kitchen/diner. Kitchen/Diner with a range of under counter cupboards, built-in double oven, four ring hob, Oil Fired Aga, Grant Oil Fired Boiler for heating. Double Belfast sink with mixer tap with solid granite worktops, good ceiling heights and exposed beams, stable style door opening onto the rear parking



area. Sliding door through to useful tiled office/storage area. Door through to dining room with dual aspect to the front and rear. Exposed stone chimney breast with large inset woodburner, opening through to the sitting room with triple aspect, double glazed patio doors opening out onto the brick terrace, ideal for alfresco dining and with a useful awning. Leading off from the sitting room is a ground floor W.C. An open tread oak, prana pine staircase leads from the dining room to the first floor with wooden floor leading through the hall, doors off to Bedroom One with built-in wardrobes, dual aspect with double glazing. Double doors opening out to balustrade with views over the lawns and gardens. Bedroom Two offering with built-in cupboard. Bedroom Three with wooden flooring and views over the surrounding countryside. Family Bathroom fully tiled with W.C., hand wash basin, bidet, heated towel rail, walk-in mosaic tiled shower with monsoon shower head.

Outside

To the front of the property there is a stone wall and paved area with a pedestrian gate off the country lane leading to the front door. Driveway to the left of the property leads round to the rear with parking for several vehicles. Block-built garage with plenty of space for two or three vehicles. The garage could be used for a variety of uses (subject to the necessary planning consents). Lockable block shed to the left and a wood shed to the right of the garage. Steps lead up to a level lawn area with herbaceous and herb borders. Particular feature is the secluded brick terrace with feature pond and awning. Delightful stone archway leads through to the vegetable patch with two raised beds, polytunnel, greenhouse and useful storage shed, a good sized area for the green fingered with some fruit bushes, canes and a lovely bay tree. The vegetable garden is on a 125 year lease. The neighbour also has access over part of the drive to a field.

Services

Mains electricity, Mins water, private drainage. Oil fired boiler providing central heating. Oil Fired Aga.

Local Authority

Teignbridge District County Council, Forde House, Brunel Rd, Newton Abbot TQ12. Telephone 01626 361101.

Directions

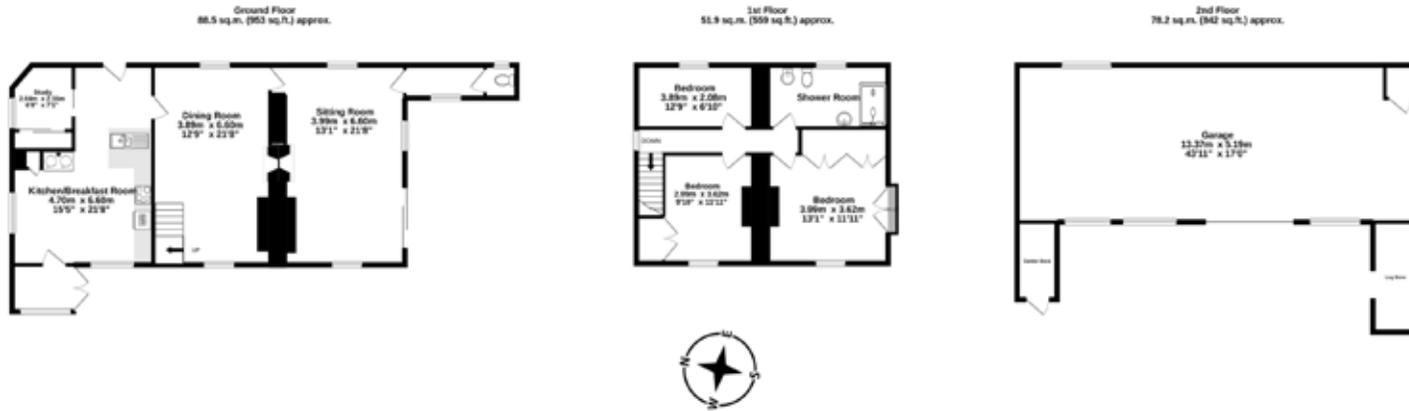
Please Note, that satellite Navigate does not effectively take you to the correct destination for this property.

From Totnes Take the A381 to Newton Abbot, on reaching the first set of traffic lights Turn left on to A382 passing Asda store on your right. At the next set of lights turn left on to Highweek Street / Exeter Road. At the roundabout take the second exit staying on Exeter Road. Round about take first exit staying on Exeter Road, continue on this road and upon reaching the Vauxhall Garage on your righthand side turn right signposted Teigngrace. Proceed on this road for approximately 1.2 miles. At the traffic lights, turn left onto Lower Preston (signposted Preston). Proceed on this road for approximately 0.5 mile, turn left and continue for a short distance in to Preston, bearing around to the right and the property can be found on you right.



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- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
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TOTAL FLOOR AREA : 218.7 sq.m. (2354 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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