



Newton Abbot

4x  2x 

ENERGY RATING E52

- Video Walk-through Available
- Spacious Period Detached Cottage
- 4 Double Bedrooms (1 en-suite)
- Generous Lounge & Study
- Kitchen/Diner & Separate Dining/Play Room
- Family Bathroom & Utility Room with WC
- Double Garage & Ample Parking
- Good Sized Garden with Patio & Pond
- Tucked-Away Location
- Rare Opportunity

Guide Price:
£775,000
FREEHOLD

Bradley Cottage, Ogwell Mill Road, Newton Abbot, TQ12 6LS



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

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A charming detached cottage dating back to the 1890s situated in a select, semi-rural location at the end of a private lane backing onto countryside boasting a large, mature, level garden, double garage and ample parking. This lovely four-bedroom home boasts an abundance of character with spacious, light and airy accommodation including a large sitting room with wood burning stove, and an extensively fitted kitchen leading into a beautiful dining area with windows and twin sliding patio doors overlooking the lawned garden. There is also a separate snug, study, utility room and cloakroom/WC. Gas central heating and double glazing are installed and outside the generous garden is mainly laid to lawn with brick paved patio, vegetable plot, workshop/store, pond and across the lane is a large parking area with detached double garage. This stunning home needs to be viewed internally to fully appreciate the convenient yet semi-rural location, the versatile accommodation and large gardens on offer.

Bradley Cottage is situated in a semi-rural position at the end of a private lane towards the outskirts of Newton Abbot on the edge of Bradley Valley which is a popular residential location off the Ashburton Road. Bradley Valley has its own convenience shop and the A38 dual carriageway is approximately 4 miles away along the Ashburton Road, providing access to Plymouth, Exeter and the motorway network beyond. Newton Abbot has a wide range of amenities and facilities, including primary and secondary schools within a short walk of the property, hospital, various shops, superstores, leisure centre and mainline railway station.

The Accommodation:

A uPVC part obscure double-glazed entrance door leads to the entrance hallway with stairs to the first floor. The extended sitting room is a large airy room with wood burner and uPVC double-glazed windows and French doors enjoying an outlook over the gardens, farmland and countryside beyond. There is a snug which is dual-aspect with two double-glazed windows and French doors to outside and a feature marble fireplace with cast iron insert and slate hearth. The kitchen is extensively fitted with a range of wall and base units, granite worksurfaces and matching splashbacks, inset double bowl sink unit, central island/breakfast bar. There is a Fagor 5 ring induction hob and a range of integrated Neff appliances including oven, microwave, warming drawer, coffee machine, fridge/freezer and dishwasher. The kitchen enjoys a pleasant outlook over countryside and an archway leads to the dining room with uPVC double-glazed sliding patio doors to side and front overlooking the garden. Underfloor heating with Karndean flooring and a range of base units with granite worktops. The inner hallway also has French doors to the garden and access to a utility room with base units, sink unit, tiled flooring and wall mounted boiler and a cloakroom/WC. There is also a substantial dual-aspect study.

On the first floor there is a galleried landing with double-glazed window overlooking the front garden and further window to rear with countryside views. The main bedroom is dual-aspect and has fitted wardrobes and there are three further bedrooms, one of which benefits from an en-suite shower room and fitted wardrobes and another also featuring fitted wardrobes. There is also a family bathroom with panelled bath, shower cubicle, low level WC with concealed cistern and vanity circular bowl wash basin.

Parking:

Outside, the property is approached via a shared private lane and towards the end on the left there is a car park area providing parking for at least 8 cars and a large double garage with twin remote control roller doors with space inside for 3 to 4 vehicles and a log store.

Gardens:

The large gardens are predominantly to the front and level with an attractive stone and brick wall to one boundary, mature wisteria, greenhouse and workshop/store with power and plumbing. There is an orchard with various fruit trees and a large paved patio extending the length of the house. The main lawn has mature flower beds and also to the front of the property is a pond and wildlife area, and at the side of the house is a further brick paved patio. To the rear is a private brick paved terrace making an ideal area for alfresco dining.

Directions:

From Newton Abbot take the A383 Ashburton Road, passing Coombeshead School on the right hand side. Take the third turning on the left into Barton Drive. Take the first right into Ogwell Mill Road and then take the first left to stay on Ogwell Mill Road then where the road bends to the left, fork right, again to remain on Ogwell Mill Road. Follow the road past the primary school and to the end where the private road begins (right fork) and the property can be found at the very end of this road.



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Agents Notes:

Council Tax: Currently Band E

Mains water. Mains electricity. Mains gas. Private drainage.

Bradley Cottage is approached over a shared private access road, for which maintenance is split between the 3 properties on an as and when basis.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D		
39-54	E	52 e	
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.