



## Bickington

3x 3x

ENERGY RATING F26

- Video Walk-through Available
- Detached Former Chapel
- 3 Bedrooms (2 en-suite)
- 2 Generous Reception Rooms
- Eat-in Farmhouse Kitchen
- Brimming with Character
- Garage & Driveway Approach
- Sought-After Village Location
- Rare Opportunity
- Viewing a Must!

**Guide Price:**  
**£385,000**  
FREEHOLD



Old Methodist Chapel, Newhouse Hill, Bickington, Newton Abbot, TQ12 6UX



1000s of homes sold in Teignbridge

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



## Old Methodist Chapel, Newhouse Hill, Bickington, Newton Abbot, TQ12 6UX

A unique and highly individual detached character home created from the conversion of a methodist chapel some years ago. Brimming with attractive features, the property offers substantial accommodation extending to approximately 2000 square feet and interestingly presented over 3 levels. With some lovely open views from many of the rooms, the property is located in the heart of the highly regarded village of Bickington. Parking is provided by way of an integral garage and driveway approach. Outside space is designed with ease of maintenance in mind and comprises 2 separate courtyard areas the larger adjacent to the front door and enclosed by walls and wrought iron railings.

Bickington is located within easy reach of the A38 Devon expressway south to Plymouth and Cornwall beyond and North to Exeter and the M5. The well served market town of Newton abbot is around 4 miles drive and offers a wide selection of shops businesses train station and other amenities.

### **The Accommodation:**

Stepping inside, the accommodation is light and airy. The old wooden front door opens into an entrance vestibule with feature windows, a door to the integral garage and further door into the main reception hallway with windows to the side supplying plenty of light. From here stairs rise up to the impressive sitting room with double-height vaulted ceiling providing a feeling of space and an intricate window the natural light. There are two bedrooms at this level, both with modern en-suites of shower, basin and WC, and also a further high-level area ideal as a study or occasional bedroom approached by an almost ladder-style staircase.

Heading back downstairs to the ground floor reception hallway, a half staircase leads up an inner hall off which is a third double bedroom and the family bathroom with white suite including a central feature bath, WC and basin. Completing the accommodation is the lounge with feature fireplace with exposed floor to ceiling stonework which has French doors to the side courtyard, and the farmhouse-style eat-in kitchen with plenty of space for a central table, high ceiling, comprehensive range of cabinets and having a useful utility room off.

### **Outside:**

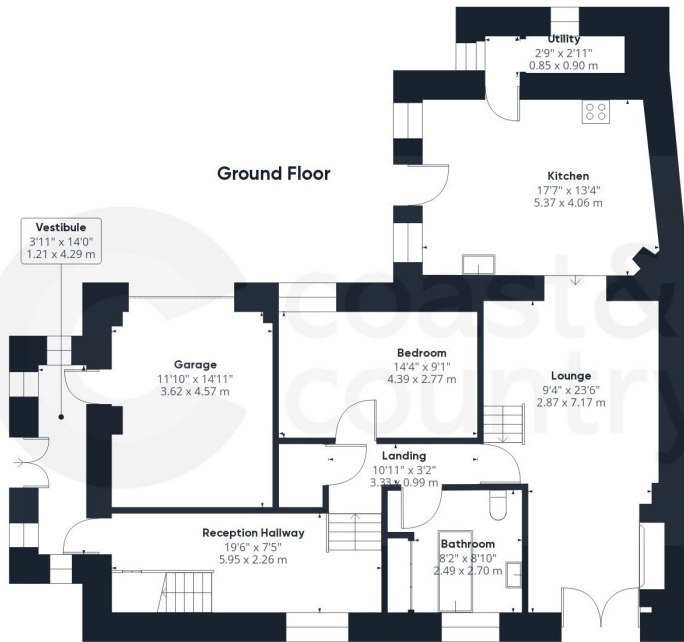
Limited outside space which comprises 2 areas of courtyard, the larger at the front adjacent to the front door.

### **Parking:**

Integral garage and driveway approach.



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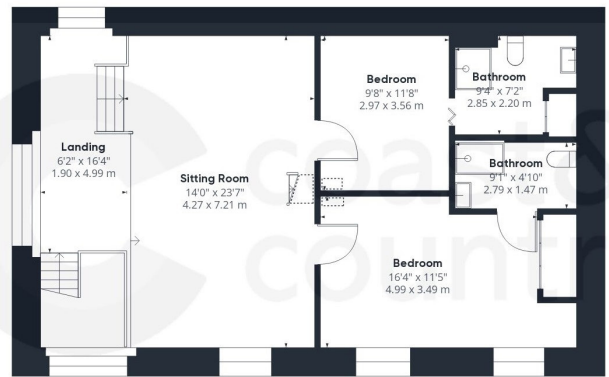


## Approximate total area

2080.7 ft<sup>2</sup>  
193.3 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 1

## Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

Mains water. Mains drainage. Mains electricity. Oil-fired central heating.

Though the property is not listed, changes which affect the external appearance of the building would be unlikely to be permitted.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	26 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.