



## Highweek, Newton Abbot

- Virtual Tour/Online Viewings
- Individual Detached House
- 4 Double Bedrooms
- Lounge & Dining Room
- 2 Bath/Shower Rooms
- Up to the minute Kitchen
- Long Driveway & Oversized Garage
- Privately Enclosed Garden

Guide Price:  
**£625,000**  
Freehold  
EPC: D58

# Orchard Lodge , Coombeshead Road, Newton Abbot, TQ12 1PZ

Set behind remote wrought iron electric gates Orchard Lodge is an impressive individual detached house, thought to be around 30 years old. Offering privacy and seclusion, the property is approached over its own long driveway, itself providing extensive parking and access to a large garage/workshop. The gardens lie mainly to one side and the rear, all privately enclosed and with an impressive outdoor entertaining area, ideal for that summer party.

Around half a mile from Newton Abbot's vibrant town centre with its attractive mix of long-established independent traders and high street stores, the property is located within the heart of sought-after Highweek, close to the well-respected Highweek Inn and All Saints Church.

## The Accommodation

Stepping inside, the accommodation is immaculately-presented over 2 floors. A spacious reception hallway has a sleek tiled floor which continues on to the kitchen and has the stairs rising to a part-galleried landing above, and has a ground floor shower room/WC off. The lounge has patio doors to the garden and a wide opening to the dining room. The separate kitchen has a range of up-to-the-minute cabinets, some appliances and solid granite counter tops. There is also a separate utility room with matching units. Opening from the kitchen is a lovely double glazed conservatory, overlooking and having access to the gardens. Also on the ground floor is bedroom 4 and a large reception room with wood burner currently arranged as a games room. Subject to all necessary consents and approvals and with some remedial works to bedroom 4, the games room and shower room provide potential for alteration to form a self-contained annexe.

On the first floor, the double-aspect, part-galleried landing provides access to 3 further double bedrooms, each with fitted wardrobes and a fabulous bathroom with both a Jacuzzi bath and large separate shower cabinet with massage jets.

## Outside

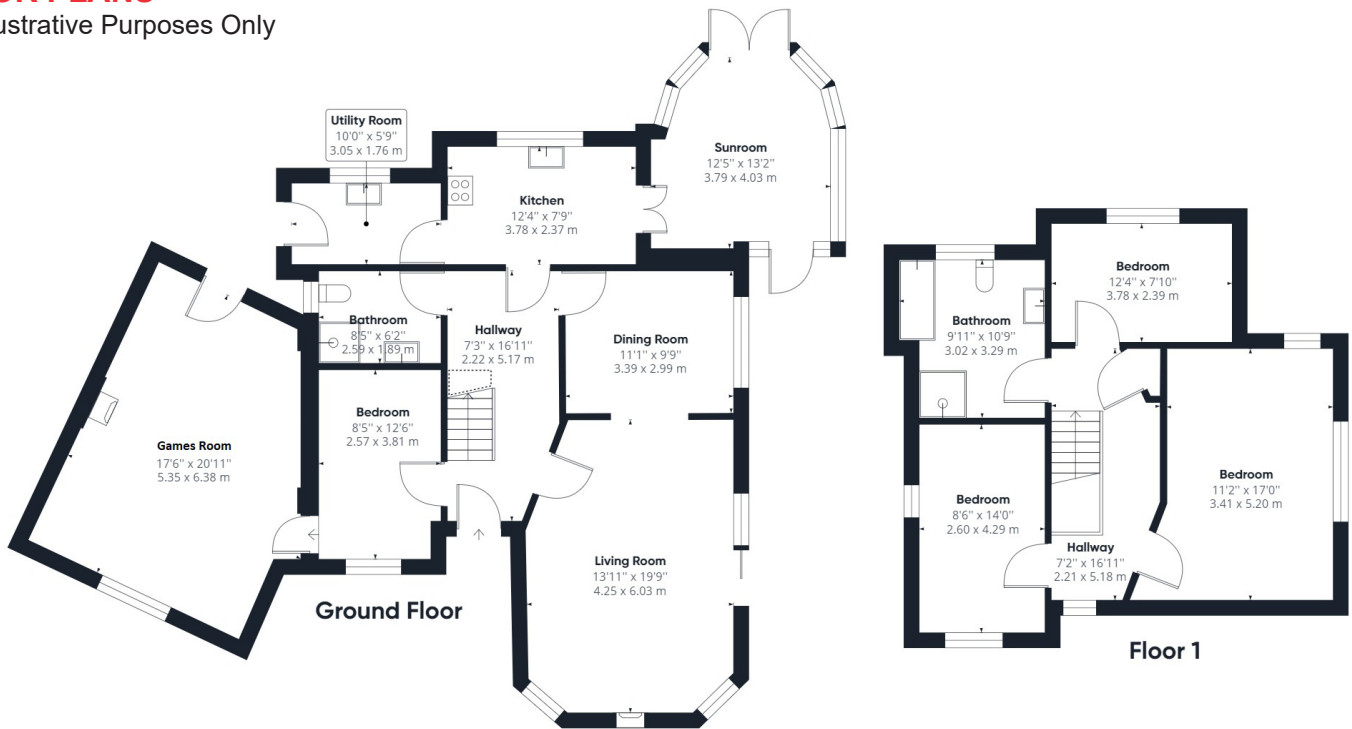
Well-proportioned and privately enclosed gardens lying mainly to one side and the rear with lawns, summerhouse, covered party area and superb 2-tier decked entertaining area.

## Parking

Private driveway with remote electric gates providing extensive parking. Oversized detached garage and workshop.

## FLOOR PLANS

For Illustrative Purposes Only



### Approximate total area<sup>(1)</sup>

1893.95 ft<sup>2</sup>

175.95 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

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





## Agents Notes

### Tenure

Freehold

### Services

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

### Local Authority

Teignbridge District Council

### Council Tax

Currently Band F

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

## Directions

From Newton Abbot take the A383 Ashburton Road. Turn Right by Coombeshead Academy into Coombeshead Road. The property can be found near the end of the road on the right hand side before you get to Highweek Village.

## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		