



## Rectory Road, Ogwell

4x  2x 

ENERGY  
RATING  
F27

- Video Walk-through Available
- Individual Detached House
- 4 Bedrooms
- Spacious and Versatile Accommodation
- Garage, Carport and Driveway Parking

- Semi-Rural Location
- Good-Sized Plot
- Much Potential
- Rare Opportunity

**Guide Price:**  
**£650,000**  
FREEHOLD



# Larksborough, Rectory Road, Ogwell, Newton Abbot, TQ12 6AH



1000s of homes sold in Teignbridge

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



# Larksborough, Rectory Road, Ogwell, Newton Abbot, TQ12 6AH

A mature individual detached house for improvement situated in one of the area's most exclusive addresses. With tremendous potential for enlargement and remodelling, Larksborough stands on a mature established and fully enclosed plot extending in total to some 0.6 of acre. The gardens are secluded and sit in the main to one side and the rear, the latter of a size to accommodate another house if planning could be obtained, although no enquiries in this regard have been made by us as the selling agents. A gated driveway, garage and carport provide plenty of parking.

From the front aspect the house enjoys some lovely far-reaching views over miles of countryside with parts of Dartmoor providing a dramatic backdrop in the distance.

Rectory Road is widely regarded by locals and property professionals alike as a particularly desirable location and is situated on the edge of the pretty village of East Ogwell. The well served market town of Newton Abbot is around 1.5 miles away with its excellent range of shops, businesses, schools, restaurants and mainline railway station.

## **The Accommodation:**

Extending to some 2127 square feet, the accommodation includes a spacious reception hallway, two good sized reception rooms, small office, kitchen with Aga and various ancillary areas on the ground floor with four bedrooms and a bathroom on the first floor.

## **Directions:**

From Newton Abbot town centre take the A381 Totnes Road. At the roundabout adjacent to the cemetery take the third exit into Ogwell Road. Follow the road as it continues into Canada Hill and then Rectory Road and the property can be found on the left.

## **Parking:**

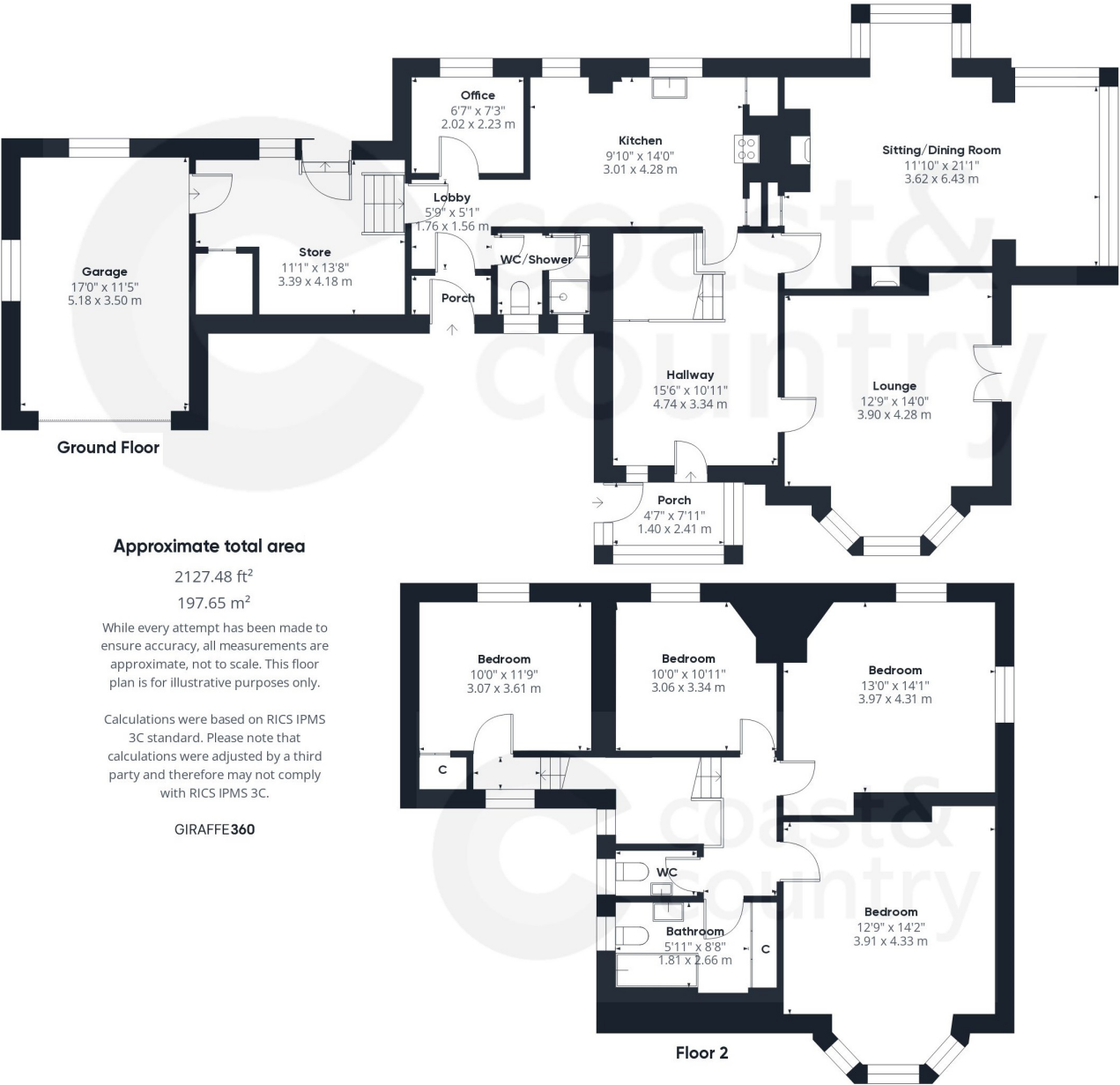
Attached garage, Carport and gated driveway.

## **Gardens:**

Secluded fairly level plot with mature gardens at one side and the rear. Various sheds and greenhouse.



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**Agents Notes:**

Council Tax: Currently Band G

Tenure: Freehold

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

The sale of this property is subject to a grant of probate.

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 69 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 27 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.