



Stokeinteignhead

3x  2x 

ENERGY
RATING
D64

- Video Walk-through Available
- Charming Link-Attached House
- 3 Bedrooms, 2 Bath/Shower Rooms
- 2 Reception Rooms
- South-Facing Rear Garden

- Driveway and Garage Parking
- Far-Reaching Views
- Sought-After Village Location
- Early Viewings Advised

Guide Price:
£525,000
FREEHOLD

Woodruff, Deane Road, Stokeinteignhead, TQ12 4QF



1000s of homes sold in Teignbridge

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

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A spacious link-attached family home situated within this highly sought after and beautiful village location enjoying lovely village views. Built in the early 1980s, this charming home offers an abundance of character and has been sympathetically designed, boasting features in keeping with older cottages including exposed stonework, beams, panelled doors and a cottage-style kitchen. The property has been well-maintained by the current owner and is in superb condition throughout. Internal viewings come highly recommended to appreciate the deceptively spacious and well-presented accommodation, lovely gardens and charming village location.

Stokeinteignhead is a charming and typical picture postcard village, particularly well-regarded and nestled in the beautiful Devonshire countryside. Local amenities include a church, primary school, village hall and popular thatched inn/restaurant. The pretty seaside towns of Teignmouth and Shaldon are nearby (approx. 15-minute drive), as is the English Riviera seaside town of Torquay with its chic marina and restaurant. The market town of Newton Abbot is a similar distance and provides excellent road and rail links.

The Accommodation: The delightful character cottage blends timeless charm with modern comfort. Set behind an open canopy porch, the home welcomes you through a traditional part-glazed wooden door into a warm and inviting interior rich with period features and thoughtful touches.

The dual-aspect sitting room is a cosy retreat, bathed in natural light from windows at both the front and rear. A striking feature stone fireplace with slate hearth and a living flame gas stove adds rustic warmth, complemented by wood panelling to one wall. This space flows beautifully into the dining room, where the stonework continues, creating a seamless and atmospheric setting for entertaining. French doors open out to the garden, inviting the outdoors in.

The spacious kitchen/breakfast room is a charming blend of cottage style and practicality, with a generous array of fitted units, quartz worktops, and integrated appliances including a double oven, hob, fridge, and dishwasher. A breakfast bar offers a casual spot for morning coffee, while limestone flooring and lovely dual-aspect views—over the garden and across the village—complete the space. A stable door leads through to a utility/rear porch with additional access to the garden. A well-appointed ground floor shower room adds further convenience, ideal for guests or flexible living. Upstairs, the cottage continues to impress. The master bedroom enjoys a dual-aspect with far-reaching views, built-in wardrobes, beams to sloping ceilings, and a sense of peaceful seclusion. Two further bedrooms, both

featuring exposed beams and garden views, offer ample space for family, guests, or a home office. A bright, modern bathroom with a white suite and additional storage completes the first floor.

With gas central heating, double glazing, thoughtful updates, and authentic character throughout, this is a truly special home in an idyllic Devon setting.

Parking & Gardens: Outside, the property enjoys an appealing and practical layout. To the front, a double-width driveway provides off-road parking for two vehicles and leads to a generous integral garage with metal up-and-over door, a wall-mounted gas boiler, and a useful side storage area. A well-stocked flower and shrub border lines a stone retaining wall, with steps guiding you to the front entrance.

A paved path and three steps also lead to the side door, continuing around to the rear garden, where a large stone-paved terrace enjoys a sunny aspect—perfect for outdoor dining or relaxing. Railway sleeper steps and a retaining wall rise to a gently sloping, lawned garden framed by well-stocked flower and shrub borders and enclosed by fencing along the rear boundary, creating a private, green haven.

Directions: From the Penn Inn Roundabout take the road to Shaldon and turn right just before the garage into the village of Combeinteignhead. Continue and on reaching Stokeinteignhead turn left opposite the Church House Inn and the property can be found on the right.



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Agents Notes:

Council Tax: Currently Band E
Tenure: Freehold
Mains water. Mains gas. Mains electricity. Mains drainage.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	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.