







# Houndbeare, Trusham, Teign Valley, Devon, TQ13 0NW

**Two stunning individual detached homes set in over 2.5 acres in the idyllic Teign Valley.**

- Detached House & Detached Barn Conversion/Annexe
- House: 4 Beds, Lounge, Kitchen/Diner, 3 Bath/Shower
- Barn: 3 Beds, Lounge/Kitchen/Diner, 2 Bath/Shower
- No Upward Chain
- 2.5 Acre Plot with Woodland
- Spectacular Far-Reaching Views
- Extensive Parking on Gated Driveway
- Superb Teign Valley Location
- Ideal for Multi-Generational Living or Income Stream
- Rare and Exciting Opportunity

Situated in the very heart of the exclusive village of Trusham, the property offers a rare and exciting opportunity for buyers looking for multi-generational living or a stylish home and impressive income stream opportunity.

Just a stone's throw from the highly respected Cridford Inn and the local church St Michael's, the property comprises two detached individual homes with a combined internal size of some 265sqm. Set amongst beautiful Devon countryside and enjoying some quite stunning views, particularly from the grounds, the property offers much seclusion and privacy with around an acre of parklike and well-established gardens and plenty of space for entertaining. There are also around 1.5 acres of mature woodland. A gated driveway provides plenty of space for parking.

## THE HOUSE

Thought to date from around 1980, Houndbeare has been significantly remodelled and updated over the years to now provide a stylish contemporary home with a light filled interior and some high-end features. Perfectly designed to integrate in its surroundings, the house is of reverse level design with the living accommodation level to the rear garden. The ground floor is home to the reception hallway with wood burner and stairs rising to the first floor with glass balustrade. There are three double bedrooms at entry level including the large master which extends to some 26sqm and has a fabulous contemporary en-suite. Also at entry level is a stunning, fully tiled family bathroom. At first floor level, a part-galleried landing with study area off provides access to a fourth double bedroom, served by a modern, fully tiled shower room with WC and basin. There is a triple-aspect lounge with wood burner and balcony off enjoying a lovely open aspect. Completing the picture is an

L-shaped kitchen/diner with access to the rear garden.

## THE BARN

The Barn is a stunning second home, created by the skilful conversion of a former dairy some years ago and finished to an exacting standard with many designer features such as Travertine tiling to the kitchen floor, solid granite countertops and oak flooring. With a spacious, light-filled interior, the living space is presented on an open-plan basis with the eat-in kitchen featuring double-aspect bi-folding doors, fashionable island unit and solid oak doors. This leads through to a sitting room with double-height vaulted ceiling. Overlooking the sitting room on a mezzanine level is the principal bedroom with five Velux roof lights and en-suite shower room with WC and basin. Back at entry level are a further two double bedrooms and a modern family shower room. Adjoining the barn is a delightful, privately screened terrace with hot tub. The Barn has planning permission to be used either as ancillary accommodation or as a holiday let.

## THE GROUNDS

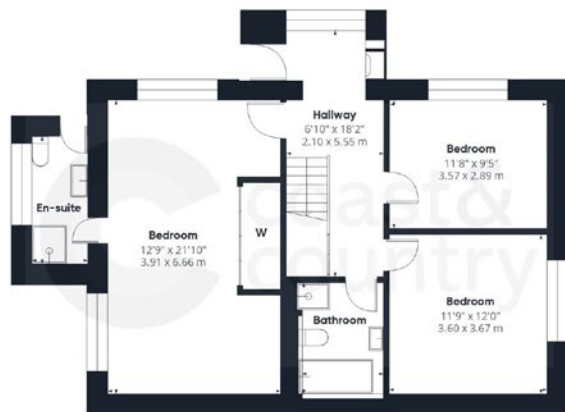
The impressive grounds extend to just over two and a half acres with gardens and woods which are well established and offer a high level of privacy. Excellent areas to entertain and enjoying some spectacular far-reaching views the grounds can only be fully appreciated on inspection. A gated driveway and forecourt providing extensive parking for multiple vehicles.

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.

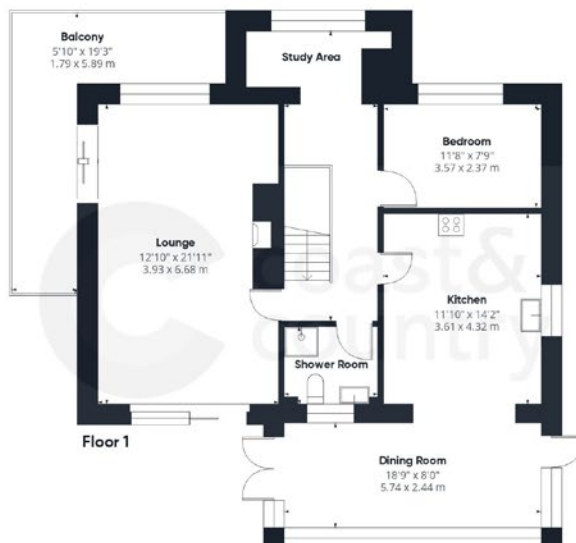




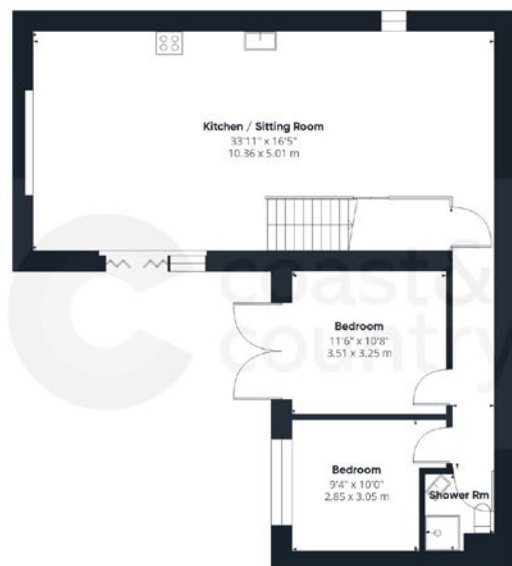




Ground Floor



Floor 1



Ground Floor



Floor 1

#### Approximate total area

2850 ft<sup>2</sup>  
264.7 m<sup>2</sup>

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

## AGENT'S NOTES

Tenure: Freehold (both properties on one title).  
Council Tax: Currently Band F (both properties together)  
Mains water. Mains electricity. Private drainage.  
The house has oil-fired central heating. The Barn has electric.

## Local Authority

Teignbridge District Council.

## Viewings

Strictly by confirmed appointment with Coast & Country.

## Directions

From Newton Abbot take the A380 towards Exeter and leave at the second exit for Kingsteignton. Turn left at the junction and the third exit at the roundabout. At the next roundabout take the second exit for Chudleigh B3193. Follow for a couple of miles and after passing the turning for Finlake Resort and Spa take the next left hand turn, continuing on the B3193. Follow the road for a couple of miles and turn right over the bridge signposted for Trusham and The Cridford Inn. On entering the village take the right hand fork for the church and the property will be found at the end of the lane.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	68 D
39-54	E		
21-38	F		
1-20	G		