



## West Ogwell

4x  2x 

ENERGY  
RATING  
E41

- Video Walk-through Available
- Spacious Barn Conversion
- 4 Bedrooms (1 en-suite)
- 2 Generous Reception Rooms
- Level Garden

- Kitchen/Breakfast Room and Separate Utility
- Double Carport and Off Road Parking
- Approx. 2.2 Acre Field & Stables
- Sought-After Semi-Rural Location
- Far-Reaching Views

**Guide Price:**  
**£850,000**  
FREEHOLD



# The Gables, 5 West Ogwell Barton, West Ogwell, Newton Abbot, TQ126EW



1000s of homes sold in Teignbridge

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



# The Gables, 5 West Ogwell Barton, West Ogwell, Newton Abbot, TQ126EW

A superb stone-built barn conversion, The Gables was thoughtfully converted in the early 2000s and is situated in the highly desirable village of West Ogwell. Enjoying far-reaching views across the picturesque Denbury Downs, this spacious and characterful home offers two large reception rooms, four double bedrooms, and two bathrooms — making it an ideal fit for families seeking a slice of true countryside living. With an extensive rear garden and separate field, this property is expected to generate strong interest in the current market.

## The Accommodation:

Upon entering the property, you are welcomed into a central hallway which provides access to both the kitchen/diner and dining room. The kitchen is styled in a traditional farmhouse design, featuring wall-to-wall cabinetry, ample worktop space, and room for a central dining table. It comes equipped with a fitted electric oven and hob. A large utility room is accessed from the kitchen, offering additional storage, space for white goods, and access to the rear garden.

Also on the ground floor is a cloakroom/WC and a spacious formal dining room, complete with a striking open split staircase leading to the first floor. The dining room comfortably accommodates a ten-seater table, making it perfect for entertaining. At the rear of the home, a generously proportioned lounge features a large fireplace as a central focal point and French doors opening onto the garden.

Upstairs, a central landing leads to four well-proportioned double bedrooms. The principal bedroom is an excellent size, enjoying dual-aspect windows and a private en-suite shower room. Bedrooms three and four are centrally located standard doubles, while bedroom two — also dual aspect — is another spacious double situated at the opposite end of the landing. A well-appointed family bathroom completes the first floor and includes a separate bath and shower cubicle, as well as a Velux window for natural light. The property benefits from timber-framed double glazing and oil-fired central heating.

## Outside:

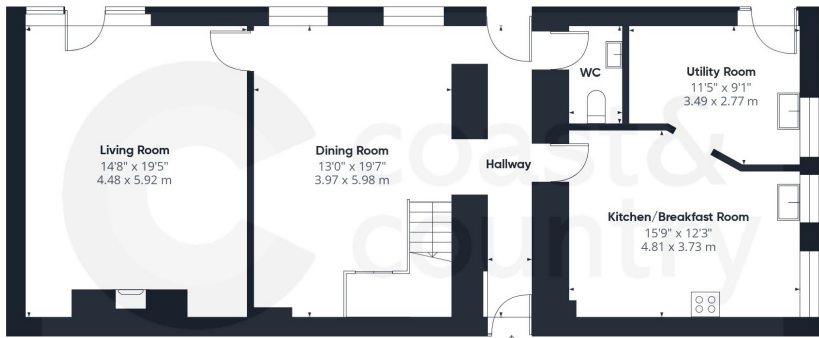
Externally, the property offers excellent outdoor space with a double carport to the right-hand side of the house and an additional gravel parking area adjacent. The large garden is mainly laid to lawn with mature trees lining the boundaries, all securely fenced. A patio area off the lounge provides a perfect setting for al fresco dining. From the side of the rear garden, a path (via the neighbour's driveway) leads to a separate field of approximately 3 acres. This field includes three stables, making it particularly attractive for equestrian use or those seeking extra land.

## Directions:

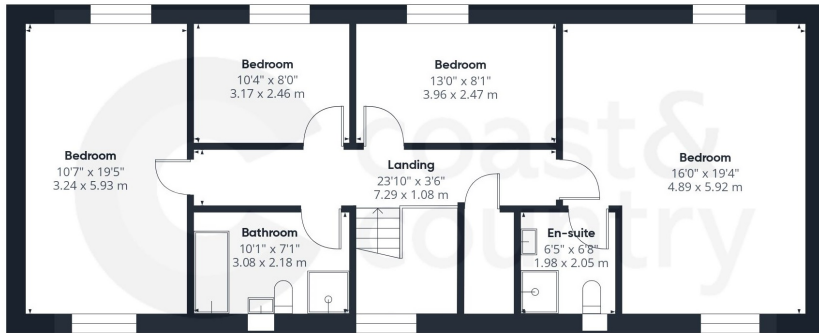
Approaching the Ogwell roundabout from Newton Abbot, turn right onto Ogwell Road and follow the road for approximately half a mile. At Ogwell Green bear to the right and carry on past The Jolly Sailor, then follow the road as it bears to the right. Turn left, following the road signs for West Ogwell & Denbury. Stay on the road for half a mile until the junction. At the junction, go straight over, and follow the road for another half a mile. Past the two cottages on the right there is a private driveway on the right hand side, head up the drive and the property can be found straight ahead.



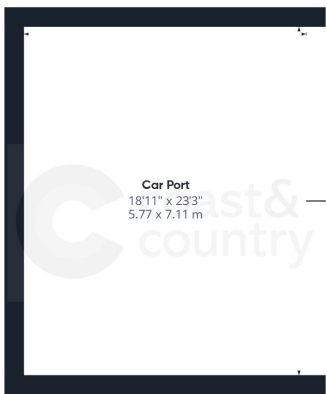
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Ground Floor



Floor 1



Approximate total area

2630 ft<sup>2</sup>  
244.3 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.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band F  
Tenure: Freehold  
Mains water. Mains water. Shared private drainage. Oil-fired central heating.  
The property is accessed via a shared private driveway, the maintenance of which is shared on an 'as and when' basis by the three properties in the complex.  
The septic tank is shared with the neighbours, with a current annual maintenance fee of £250.  
Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	41 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 ± 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.