



Our View “A fine combination of contemporary living in a country surrounding”

A truly delightful six bedroom period property positioned on approximately 1.5 acres of private gardens with the potential development of six self catering holiday lets located in a rural position on the outskirts of Newton Abbot.

The accommodation begins with the entrance hallway with solid wooden flooring which continues throughout much of the ground floor, access is found into the living room which is situated at the front of the property with a double glazed sash window overlooking the front gardens, open fireplace with storage space either side into recess, opposite the living room you have a further reception room with double glazed windows to front and side, this room is a versatile room which offering a range of uses, continuing through the entrance hallway passing a useful storage cupboard situated beneath the staircase you find access to a dining room which is a good size and features double glazed windows to either side of property, feature Woodburner fire with slate plinth and surround, wooden beams and access into the delightful kitchen where you have a matching range of wall and base level units, mixer tap sink and drainer, integrated appliances such as fridge freezer, dishwasher, space for range cooker with extraction hood and light above, solid wooden flooring double glazed windows to side and rear, a delightful exposed stone wall complimented by the vaulted ceiling, from the dining room you have access to an inner hallway with tiled flooring and access to a utility room with further work units, mixer tap sink and drainer, boiler, plumbing for washing machine and tumble dryer, tiled flooring and double glazed window to the side, from the

inner hallway a barn style barn door leads to a few steps leading down to a the spacious bedroom suite with double glazed sash window to rear, vaulted ceiling and access to a stunning modern fitted ensuite shower room comprising low level flush WC, pedestal wash handbasin, walk-in shower, obscured double glazed window to rear, part tiled walls with tiled flooring, from the bedroom a door provides access to the side of property along with door leading to a useful workshop / study space again providing a range of uses with double glazed windows to side and front door leading to garden, hatch providing access to the loft space.

From the entrance hallway stairs rise to the first floor where you have a spacious landing which provides access to a further five bedrooms all of which feature double glazed windows with three of the five bedrooms being good size double rooms, also found from the landing is a fitted bathroom suite comprising a low level flush WC, pedestal wash hand basin, clawfoot freestanding bath with Centre tap system, part tiled walls, double glazed windows to rear, tiled flooring and separate wet room where you have fitted main shower, fully tiled walls and flooring and inset spotlights, obscured double glazed window to side, from the landing hatch providing access to loft space

Externally lower staple Hill farmhouse boasts stunning gardens, positioned on approximately 1.5 acres, accessed via a sweeping driveway to the property providing off road parking for a number of cars, gates to an enclosed and welcoming front garden which is laid to lawn with a decking area ideal for outside dining and

entertaining, opposite the front garden you have two detached stone built out houses providing very useful storage.

From the front garden and opening between the hedge row leads to a further private garden situated at side which is a good size laid to lawn and boarded by an attractive exposed stone wall and mature hedges, halfway to side of property where you find a further garden and woodland.

A further benefit to the property is the potential for development for the surrounding outbuildings, with previous planning permission approved for six self-catering holiday lets with an on-site games room. Further information on Development potential can be obtained on request.

- Stunning detached property
- Living room
- Study / Family room
- Dining room
- Delightful country kitchen
- Utility room
- Six bedrooms (master ensuite)
- Family bathroom and wet room
- Workshop
- Private gardens
- Development potential

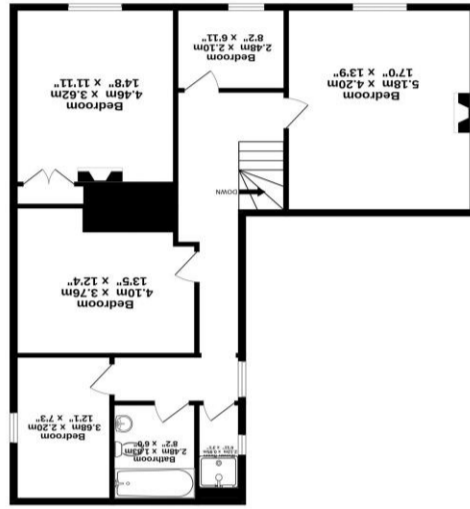




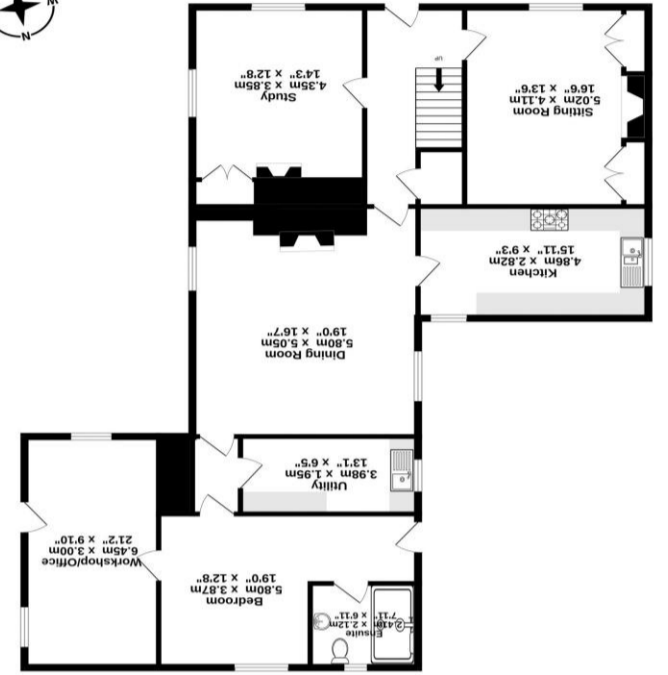
Energy Efficiency Rating	
Current	Potential
82	51
A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	

EU Directive 2002/91/EC
www.epc4u.com

TOTAL FLOOR AREA : 226.9 sq.m. (2442 sq.ft.) approx.
 While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1st Floor 87.2 sq.m. (938 sq.ft.) approx.



Ground Floor 139.7 sq.m. (1504 sq.ft.) approx.

