



Our View “An opportunity to acquire a delightful village cottage with ample ample parking and spacious lawned garden.”

An individual detached three bedroom barn conversion with detached garage and delightful gardens located in the heart of Abbotskerswell

The accommodation begins with the porch way which provides access to the entrance hallway from here you have a door leading to the living dining room which features double glazed window to the side enjoying a pleasant view across Abbotskerswell and double glazed, double doors to the front, access is found from the living / dining room into the kitchen, a country style kitchen with a freestanding range of work units, mixer tap sink and drainer, space for appliances such as washing machine, dishwasher, fridge freezer and cooker point, high ceilings with double glazed windows to side and velux windows allowing lots of natural light, above Head storage cupboard housing meters. From the entrance hallway you have access to the master bedroom suite which provides a spacious double bedroom with double glazed windows to the front of the property and inner hallway providing space for a potential study area, door to a delightful ensuite bathroom comprising low-level flush WC, pedestal wash handbasin and clawfoot freestanding bath, Obscured double glazed window to the side, next to the master bedroom you have a further downstairs shower room comprising low level flush WC, pedestal wash handbasin and shower, obscured double glazed window to the side, fully tiled walls and wood effect flooring.

Stairs rising to the first floor where you have a Velux window providing lots of natural light, useful storage cupboard housing hot water cylinder and access to two further bedrooms both of which feature double glazed windows with one of the bedrooms benefiting incorporated storage into the eaves and built in wardrobes. Externally Horseshoe Cottage features beautifully presented individual gardens which are rare to find within the village of Abbotskerswell, A five bar gate provides access to a sweeping paved driveway providing ample off road parking leading to a detached garage which features a metal up and over door with power and light provided, To the front you have a truly delightful and private garden laid to lawn and bordered by attractive assortment of flowerbeds, a wooden built summer house which creates an idyllic seating area, a few steps rise towards the property passing a further assortment of raised flower flowerbeds and water feature, gated access to the patio positioned at the front of the property again very private and provides an ideal area for outside dining and entertaining. Horseshoe Cottage is situated in the sought after village of Abbotskerswell which has an unspoiled village atmosphere with an inn, church and a well regarded primary school. The towns of Newton Abbot and Totnes are within easy reach. Newton Abbot and Totnes have many amenities including various shops, superstores, hospitals, Primary and Secondary schools, leisure centres, and rail stations on the London Paddington - Plymouth main lines. There is good dual carriageway access from Newton Abbot on the A380 or A38 to Plymouth, Exeter, Exeter Airport, and the motorway network beyond

- Delightful cottage
- Lounge/dining room
- Kitchen/breakfast room
- Ground floor master bedroom
- Study/dressing room
- Separate shower room
- Two first floor bedrooms
- Detached garage and ample off road parking
- Well presented gardens
- Village location





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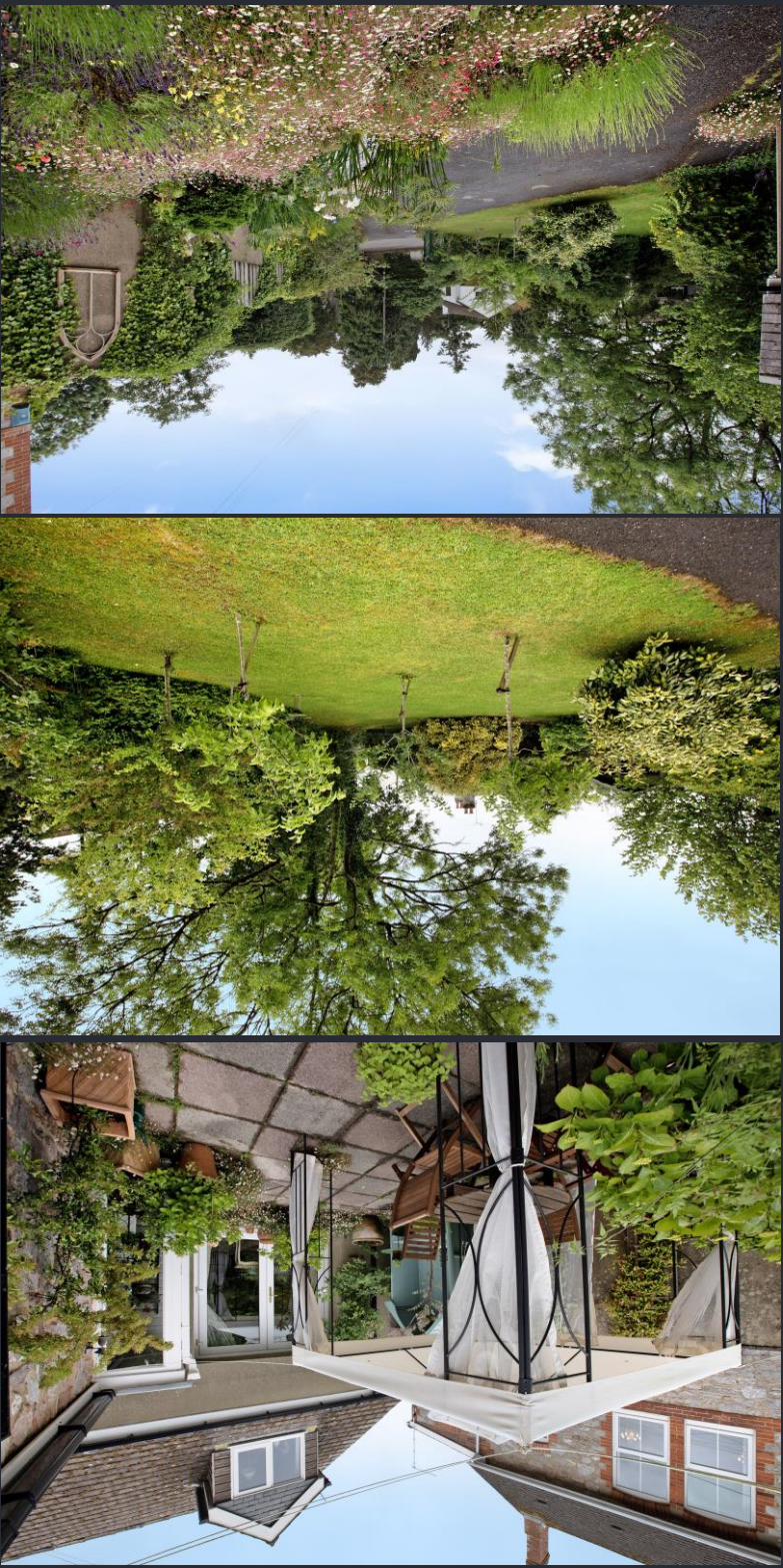
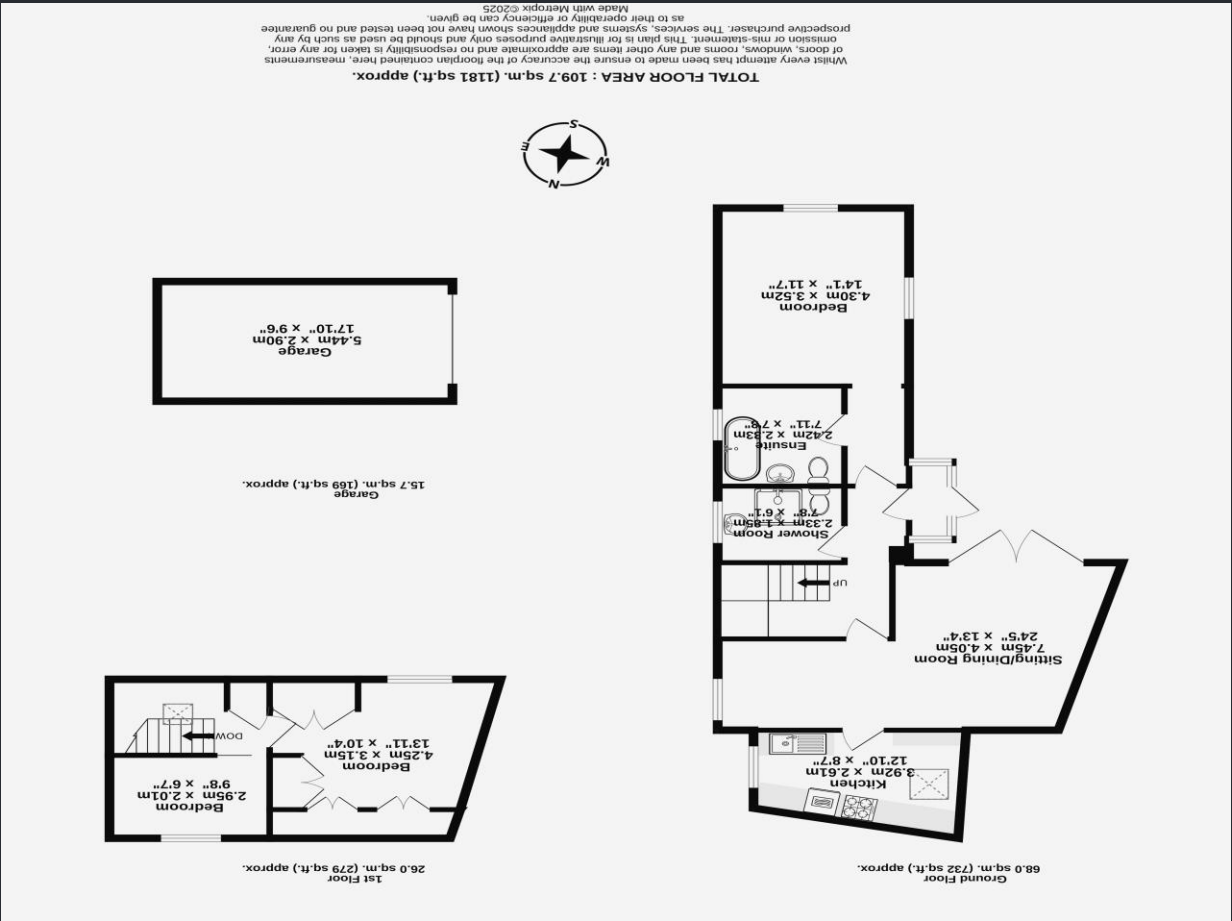
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The Property Ombudsman



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Horseshoe Cottage, Newton Abbot, TQ12 5NL
Guide Price £425,000 Freehold Ref: [DSN6048](#)

