



Our View “A beautiful property that must be seen to be appreciated”

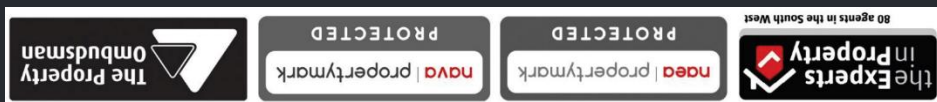
A truly delightful four-bedroom period property situated in the sought-after location of Wolborough Hill, enjoying spacious accommodation throughout and boasting breathtaking views of the surrounding woodland and Decoy Park.

Accommodation begins with a welcoming reception porch featuring double-glazed windows and doors that provide abundant natural light, original tiled flooring, and access to the property via the original front door. This leads into the entrance hallway with wooden flooring, which continues throughout much of the ground floor. From here, you access the delightful and spacious living/dining room at the front of the property, boasting stunning panoramic views across the surrounding woodland of Newton Abbot. The room also features an open fireplace with a tiled and marble surround. From the entrance hallway, an internal door leads to the kitchen/breakfast room at the rear of the property—a bespoke country-style kitchen with a range of matching wall and base units, a ceramic sink with mixer tap, tiled flooring, and space for a range cooker, fridge-freezer, dishwasher, and washing machine. A boiler is also located here. Double doors open to the rear courtyard and gardens, while a skylight provides additional natural light. A door from the hallway gives access to the cellar. The cellar area offers versatile use,

from dry storage to a games room or office, with power and light provided in each room, along with central heating and front-facing windows for natural light. From the entrance hallway, stairs rise to the first floor. The landing, with wooden flooring, provides access to two double bedrooms, both featuring double-glazed windows with delightful views, including Decoy Park. Also on this floor is a study with an internal glazed window and wooden flooring. Completing the first-floor accommodation is a bathroom suite comprising a low-level flush WC, pedestal wash hand basin, bidet, and panel bath with electric shower, part-tiled walls, and an obscured double-glazed rear window, along with a useful airing cupboard with shelving. Stairs rise to the second floor, where the landing features wooden flooring and a double-glazed window overlooking the rear garden. Here you'll find two further double bedrooms, one of which is generously sized and boasts the best views in the property. Additional storage space is available in the eaves, along with further loft storage. Externally, Manor Mead enjoys pleasant, well-maintained gardens. A pathway leads up to the property, passing an enclosed front garden laid to lawn and bordered by an attractive assortment of flowerbeds and seating area to enjoy the view. To the rear, there is a private enclosed courtyard garden accessed from the kitchen/breakfast room, a brick-built storage area with W.C and steps rising through the garden, passing several seating areas ideal for outdoor dining and entertaining. An exposed stone wall borders the property, adding character and charm.

- Delightful period property
- Spacious living room with views
- Bespoke kitchen/breakfast room
- Four double bedrooms
- Study
- Bathroom
- Cellar/Workshop space
- Enclosed gardens
- Sought after location





Whilst every attempt has been made to ensure the accuracy of the floorplan 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 *at your* prospective purchaser's discretion. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

TOTAL FLOOR AREA : 218.2 sq.m. (2349 sq.ft.) approx.

