

THE LODGE - PRELIMINARY DETAILS

A HIGHLY INDIVIDUAL DETACHED SINGLE STOREY LODGE WITH WALLED GARDEN, PADDOCK AND PLANNING PERMISSION TO EXTEND.

EPC RATING: F



The Lodge

Coombe Fishacre

Newton Abbot

Devon

TQ12 5UQ

Guide Price £575,000

Ref: DWO02183

*** A HIGHLY INDIVIDUAL DETACHED SINGLE STOREY LODGE * SITTING ROOM * DINING ROOM * KITCHEN * TWO BEDROOMS * BATHROOM * PLANNING PERMISSION TO EXTEND * PLANNING PERMISSION TO CREATE AN AIRBNB UNIT * PLANNING PERMISSION FOR PARKING * LPG UNDERFLOOR CENTRAL HEATING ***



Offices at: Bovey Tracey, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes

DIRECTIONS

From Totnes take the A385 Newton Road and just after approximately 4 miles, just after Southern Timber and before Ipplepen, take the right turn at Coombe Fishacre Cross. Proceed under the railway bridge into the hamlet and The Lodge will be found on the left hand side.

SITUATION

The Lodge is situated in the hamlet of Coombe Fishacre, approximately 1.5 miles from the thriving village of Ipplepen with it's shop, school, church and bus service. The towns of Totnes, Newton Abbot and Torquay are all within easy reach.

DESCRIPTION

The Lodge is an individual detached property occupying a semi rural position alongside a brook. The Lodge has the benefit of planning permission to create a four bedroom, two bathroom property with parking, walled garden and paddock and also planning permission to create an AirBnB unit in the walled garden.

SITTING ROOM *19' 11" x 9' 11" (6.07m x 3.02m)*

Small pane sash window, wooden flooring and cast iron stove.

DINING ROOM *17' 4" x 13' 1" (5.28m x 3.98m)*

Tiled flooring and French windows.

KITCHEN *12' 8" x 12' 4" (3.86m x 3.76m)*

Wall and base level kitchen units, tiled flooring, small pane window, built under oven.

BEDROOM ONE *10' 11" x 9' 11" (3.32m x 3.02m)*

BEDROOM TWO *10' 3" x 9' 4" (3.12m x 2.84m)*

Access to the loft

BATHROOM

Fitted with suite comprising panelled bath with shower over, low level WC and wash hand basin.

OUTSIDE

Pretty cottage garden to the front of the property with terraces to the side with dog kennels and cages.

WALLED GARDEN

Pretty walled garden with grassed area. There are a number of trees including Willow, Apple, Pear and Cherry. The garden has a water supply and a raised terrace. There is also an outbuilding which has planning permission to convert to an AirBnB.

PADDOCK

With stables used as kennels.

SERVICES

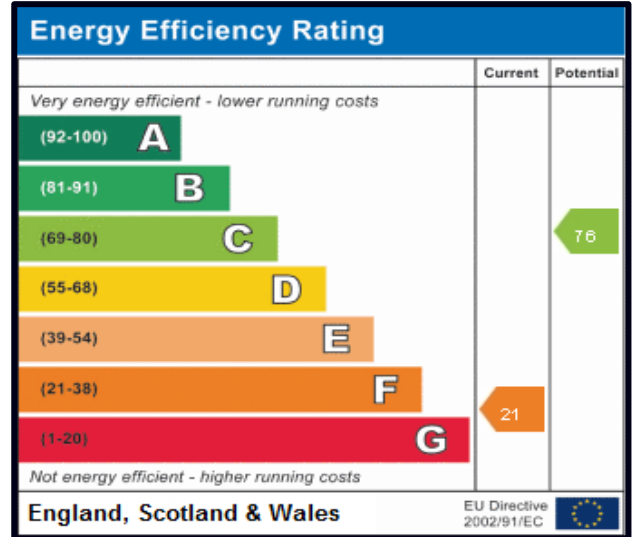
Mains water and electricity with private drainage and LPG central heating.

COUNCIL TAX

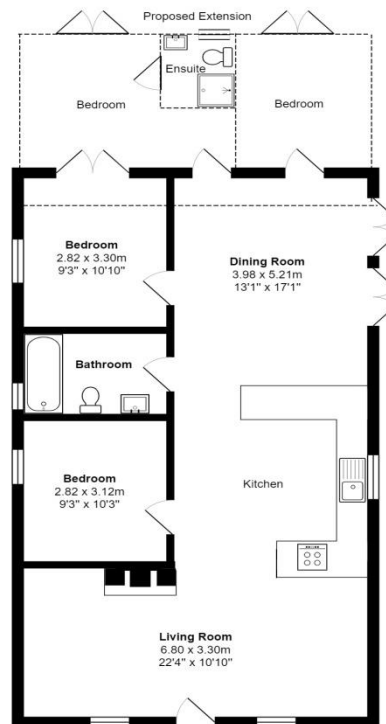
Band D - Teignbridge District Council, Forde House, Brunel Road, Newton Abbot TQ12 4XX

Viewing Strictly by Appointment. Please contact us on 01803 866336 if you wish to arrange a viewing

Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



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The Lodge, Combe Fishacre
Total Area: 100.0 m² ... 1076 ft² (including self-contained accommodation)



All measurements are approximate and for display purposes only