

SIMPLY GREEN

Dacombe Mill Lane,
Dacombe



A quaint detached grade two listed cottage dating back over 400 years is situated on a large plot and has a double garage and driveway.

The property is offered to the market for the first in nearly 40 years and rarely sees a passing car.

The property is laid over two floors and has an abundance of original features throughout. The accommodation comprises 2/3 bedrooms, living/dining room, kitchen, utility room, bathroom and WC.

An internal viewing is highly recommended.

Dacombe is a very quiet Hamlet which neighbours Coffinswell with its very well regarded pub & restaurant and the Village of Kingkerswell with an array of facilities including convenience store, petrol stations and selection pubs and restaurants. Access in and out of the area is also very convenient with roads linking to neighbouring towns of Torquay & Newton Abbot.

The village of Kingskerswell is located nearby and offers convenient access for both the A380 to Torquay and Exeter. A timetabled bus service operates from Newton Road into Newton Abbot and also into Kingskerswell and Torbay beyond.

Kingskerswell has a wide range of amenities including shops and a Co Op, a health centre, church, public houses/restaurants and a primary school.

Accommodation

A wooden and glazed door with a set of steps with external lighting leads to a separate solid wooden door to the front porch with hanging space, fitted shelving and a glazed window to the front aspect. A separate wooden and glazed door flows through to the ground floor accommodation, comprising an open plan living/dining room with a staircase rising to the first floor and built-in cupboard. Wooden and glazed windows can be found to the side, rear and front aspect and an abundance of original features can be found throughout this room including exposed beams and a central fitted woodburning stove with wooden mantle and attractive stone hearth.

From the living area a sliding door flows through to the kitchen with wooden and glazed windows to the front and side aspect and access to the loft space. A fitted double sink inset with worktops and part tiled walls. A range of base cupboards and matching fitted wall units, a cooker, tile flooring and a breakfast area, perfect for enjoying the views across the front garden. A door leads through to a utility room with wooden and glazed windows, plumbing for a washing machine and spaces for a fridge and freezer and tumble dryer. A wooden obscure glazed door to the front and a separate door to the downstairs cloakroom/WC.

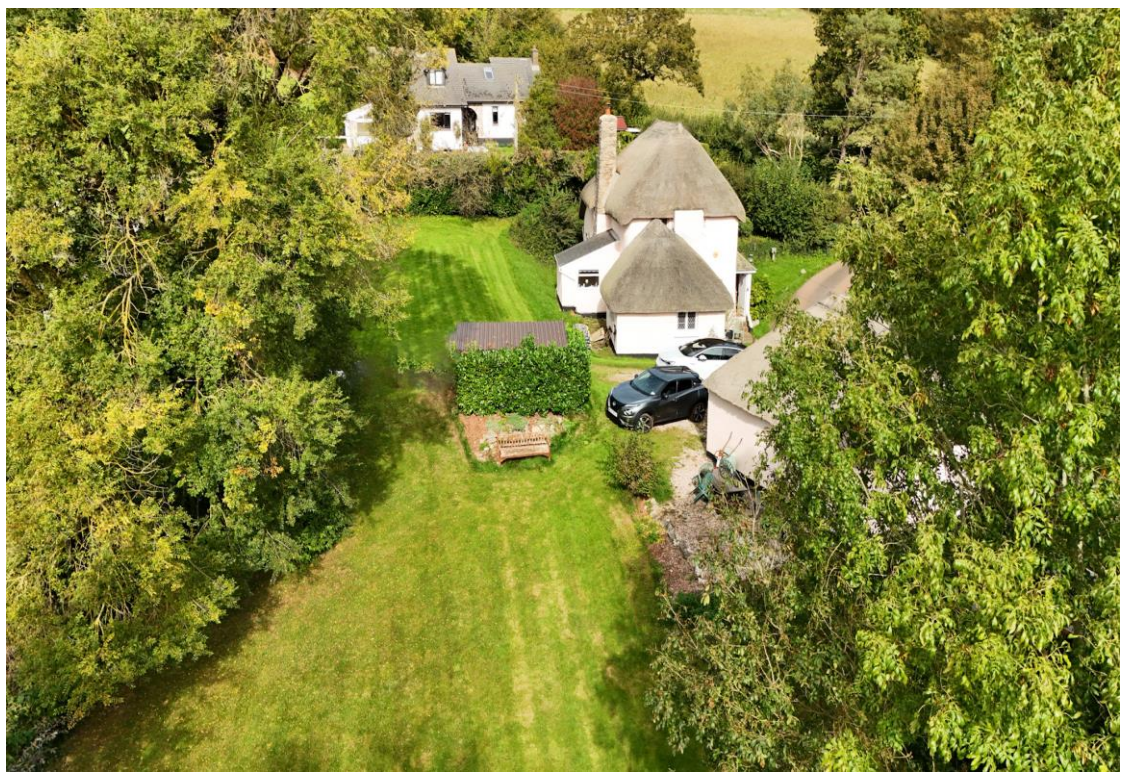
The accommodation continues from the dining area to an inner hallway with an obscure glazed window and an opening and steps down to the third bedroom or home office, providing wooden and glazed windows to the side and rear aspect. Parquet flooring, exposed wooden beams and a wooden and glazed door leading to the front. The accommodation on the ground floor concludes with a family bathroom, providing a wooden obscure glazed window. Fully tiled walls, bath, pedestal wash hand basin, WC, bidet and a separate tiled shower cubicle. There is also a wall mounted heater, wall lights and built-in cupboard.

The staircase from the dining room leads to the first floor accommodation with a landing offering fitted shelving, wall lights and exposed beams. There is further access to a loft space on the first floor. Two doubles can be found. The master bedroom has a wooden and glazed window to the front aspect, wall lights and full width fitted wardrobes and shelving, there is also a further built-in cupboard with timber slatted shelving.

The second bedroom has two wooden framed and glazed windows to the front and side and wall lights.



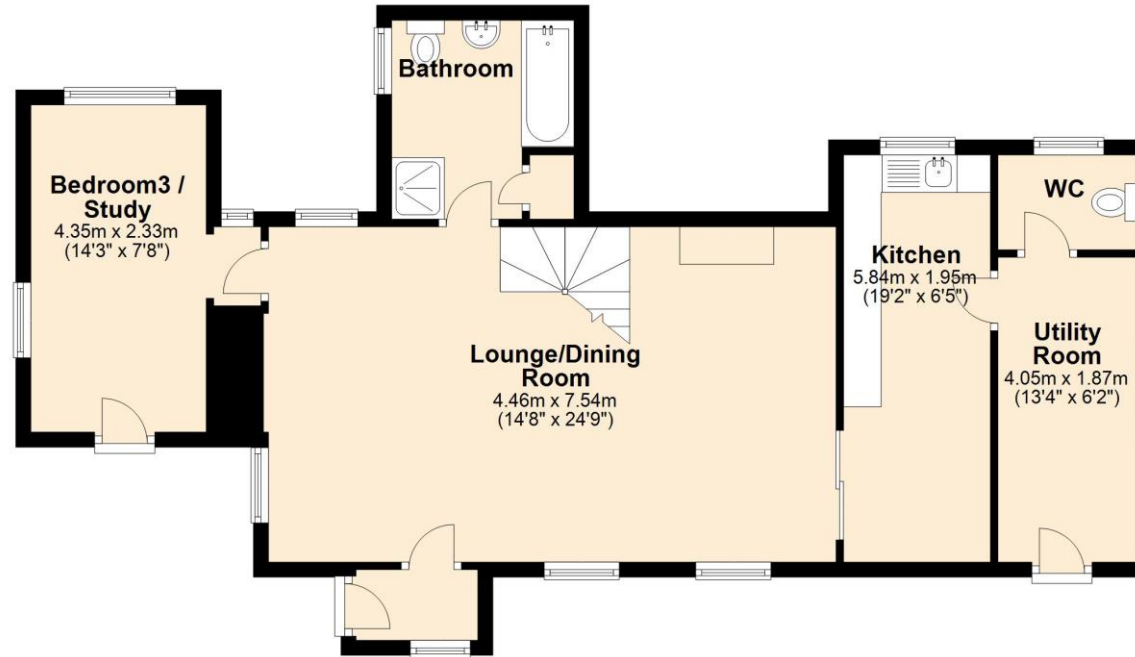




Floorplan

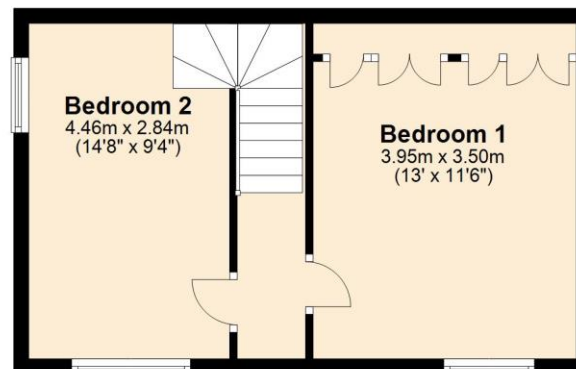
Ground Floor

Approx. 76.9 sq. metres (828.0 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.7 sq. feet)



Total area: approx. 110.2 sq. metres (1185.8 sq. feet)



**TENURE: Freehold
COUNCIL TAX BAND E**

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



Outside

To the front of the property is a generous expanse of lawned garden with a central feature pond and bordering mature hedging. A pathway and an abundance of mature trees can be found throughout with a slow running leat.

The front garden continues down to a large piece of lawned garden with bordering mature trees overlooking neighbouring fields

.To the side of the property is a driveway providing parking for up to 4 vehicles with access to a detached garage double garage, via an up and over door with a glazed window to the side, vaulted ceiling, power and side door. From the driveway, it continues to a large expanse of sloping lawn and garden bordering mature hedging, mature trees and a summer house. This is the perfect area to entertain family and friends with quite delightful views across the neighbouring fields and countryside. The current vendors have also installed an electric car charging point.

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