



SIMPLY GREEN

“Cleedon House”  
Old Totnes Road,  
Newton Abbot

The market town of Newton Abbot is less than a mile away. It offers a wide range of amenities including shops, supermarkets, further education facilities, a leisure centre with a swimming pool, various sports clubs, parks, a mainline railway station to London Paddington(2.5/3hrs), a bus station and A380 dual carriageway to Exeter and Torbay, as well as the A38 for Plymouth and Cornwall.

Newton Abbot is within 5 miles to the sea at Shaldon and Teignmouth and 6 miles from Torquay and Dartmoor National Park.

"Cleedon House" is situated about 3/4 of a mile from the centre of Newton Abbott on the south side towards Totnes with open rural views. The property is also close to the National Trust land at Bradley Manor where there are extensive Riverside walks.

"Cleedon House" is a gracious well-proportioned period house in beautiful condition and situated on the edge of the town where it enjoys particularly open rural views at the rear. The property was built in the 19th century and is of generous size. The house has walls of solid stone, rendered externally under a slate roof. It has been tastefully and thoroughly restored internally, including a lovely kitchen, and is ready for immediate occupation. The property is approached by stone pillars and a curving drive leading to a parking and turning area, outside the main entrance where a pair of glazed and panelled doors lead through to a conservatory.

### **Ground floor accommodation**

An entrance hall with a staircase rising to the first floor with wall-mounted lights, coat cupboard, and white panelled doors off to the main reception rooms with a cloakroom/WC offering a pedestal wash hand basin and tiled splashbacks. Three separate reception rooms can be found on the ground floor. The sitting room has a stunning bay window with original shutters overlooking the garden and neighbouring fields beyond. A white marble mantle shelf and side pieces to the working fireplace with inset decorative tiles, point for gas fire, and mould corning to the ceiling.

The dining room also offers full-height bay windows with internal panel shutters, a marble mantle shelf, and fireplace surround; decorative tiles at the side, and moulded cornice to ceiling. The study is the perfect opportunity for someone working from home or looking for a home office, including internal window shutters.

The kitchen/breakfast room has a 4-oven Aga in a recess with a high-level mantel shelf, an overworks surface against two walls with an inset sink and mixer taps in period style and delightful views over the garden and countryside from its window. There is a large range of fitted cupboards and drawers including a fitted fridge and dishwasher, concealed lighting over the Aga, and work surface with wall-mounted cupboards and display shelves, and a matching dresser with drawers, cupboards, and glass fronted display shelves and recessed ceiling lighting.

A hallway with its own entrance from the garden and secondary staircase leads to a downstairs shower room and a utility room with a stainless steel sink and plumbing for a washing machine, a dryer, and a cupboard housing the pre-insulated hot water storage cylinder.

### **First floor**

The first floor is reached by a staircase with polished mahogany handrails and balusters to a landing with a window. The master bedroom is a larger-than-average room with delightful views over the garden with a fireplace and the door leading to an ensuite. The ensuite offers a panelled bath and mixer taps, shower attachment, and shower screen. A pair of inset basins with a large fitted mirror, concealed lighting, cupboards under, WC, window seat with locker under, and heater towel aier.

Bedroom two is double in size with a pedestal wash hand basin with tiled splashback and shaver point.

The third bedroom has a period bedroom fireplace and bedroom four bedroom has a fireplace and wall-mounted lights.A separate bathroom can also be found on the first floor with a panelled bath having mixer taps and shower attachment, wash hand basin and vanity surface with cupboards and wide mirror and concealed lighting, WC, and recessed lighting.

The first-floor accommodation concludes with bedroom 5 and like the other four bedrooms, this is also a double room.

### **Second-floor accommodation**

The second floor is reached by an upward extension of the secondary staircase to a small landing with a wardrobe cupboard and access to a second-floor storage area. Two rooms can be found on this floor with lovely rural views across the surrounding countryside. These two rooms could offer two further bedrooms or could be used as two separate offices or the potential for a self-contained annex.

### **Lower ground floor**

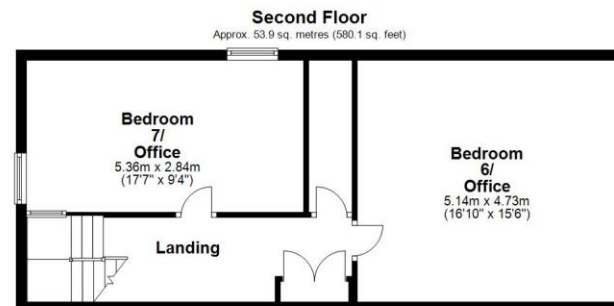
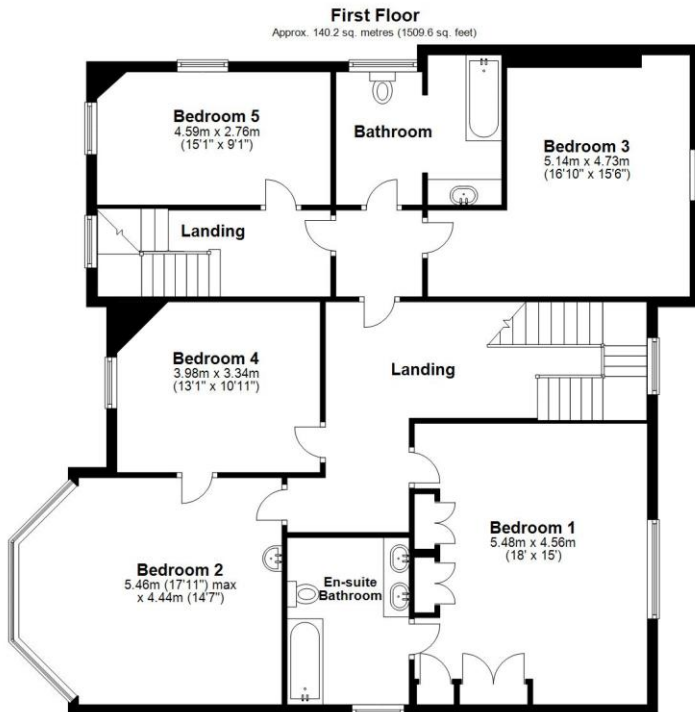
From the rear ground floor hall, a door and staircase leading down to a lower ground floor servants hall with a door from the garden, a separate WC and wash hand basin, a wine cellar with cobbled floor and old wine bins, and a workshop, and a separate room used as a gym with window and a boiler for central heating and door for fuel store. The lower ground floor accommodation/cellar has full head height and also offers the potential for a self-contained annex.











Total area: approx. 423.0 sq. metres (4553.6 sq. feet)



**COUNCIL TAX BAND: G**

**TENURE: Freehold**

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	27	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Garden and grounds

The house is surrounded by its gardens of which the major part is on the side furthest from the road where there is a high measure of privacy and it joins open farming countryside with fields and mature oak trees. The garden has an informal lawn with a variety of attractive flowerbeds offering plants and shrubbery of many kind. There is also a feature pond and a summer house. In the sunniest and most sheltered part of the garden is a stone-paved sitting area where the summer house can be found. There is also a fruit cage and an enclosed side garden with a lawn. A door leads to the front garden where there are Roses, Honeysuckle, and Rhododendrons. A cobbled path leads to a pedestrian gate from the road and another lawn area sheltered by evergreens, which continues around the front of the property and the driveway, where a detached single garage can be found with an up-and-over door.

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