

SIMPLY GREEN

"Keepers Cottage,
Preston, Kingsteignton



Keeper's Cottage – A Dreamy Barn Conversion in the Heart of Preston, Kingsteignton

Tucked away behind five-bar gates and framed by rolling fields, Keeper's Cottage is a home where rustic charm meets contemporary comfort. This beautifully converted barn offers nearly 1,500 sq ft of living space, lovingly updated by its current owners, and sits in a quiet, green pocket of Preston, just a stone's throw from tranquil walks along the River Teign.

A Home Designed for Living Well

Step beneath the canopied porch and through a traditional barn-style door, and the story begins to unfold. The entrance hallway is warm and welcoming, with inset lighting and tile flooring that flows naturally through the home. A modern shower room just off the hall provides convenience and comfort for guests or muddy-boot returns from countryside rambles.

Through a set of double wooden doors, the space opens dramatically into a kitchen and dining area designed for togetherness. Whether you're hosting a lively dinner party or sharing breakfast with the windows open to birdsong, there's room here for it all. The kitchen itself is a blend of function and style: integrated appliances, sleek cabinetry, and worktops ready for everything from casual snacks to Sunday roasts.

A door leads through to the utility room, where practicality takes center stage—extra storage, integrated appliances, and direct access to the front, ideal for everyday ease.

But the true heart of this home lies a few steps down...

A Living Room with Soul

Descend the tiled steps and you're greeted by a cosy yet expansive living room, where character oozes from every corner. A wood burner flickers gently against an exposed stone wall, oak flooring glows beneath your feet, and light filters in through double glazed windows. This is the space where winter evenings are made for curling up with a book and summer mornings spill out into the adjacent garden room—a suntrap haven with glazing on all sides and French doors that lead you straight into the garden.

Upstairs Retreats

Climb the stairs, and the first-floor landing greets you with charm: vaulted ceilings, exposed stone, and soft light filtering through a Velux window. The master bedroom is a true sanctuary. With its vaulted ceiling, walk-in wardrobe, and double doors opening onto a private balcony, it's a space made for slow mornings and quiet nights. From the balcony, the views stretch across green Teigngrace fields to the distant peaks of Haytor—changing with the seasons, always breathtaking.

From the mezzanine-style landing, the accommodation extends to two further bedrooms. One is a generously sized double room featuring a vaulted ceiling, wooden double-glazed windows on both sides, and wall lights.

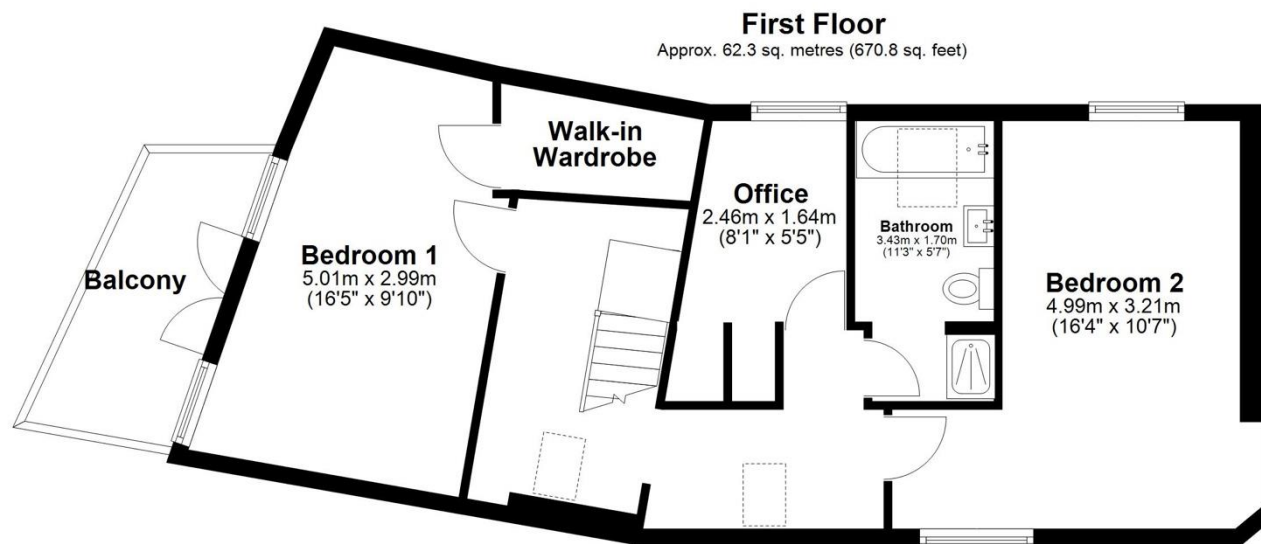
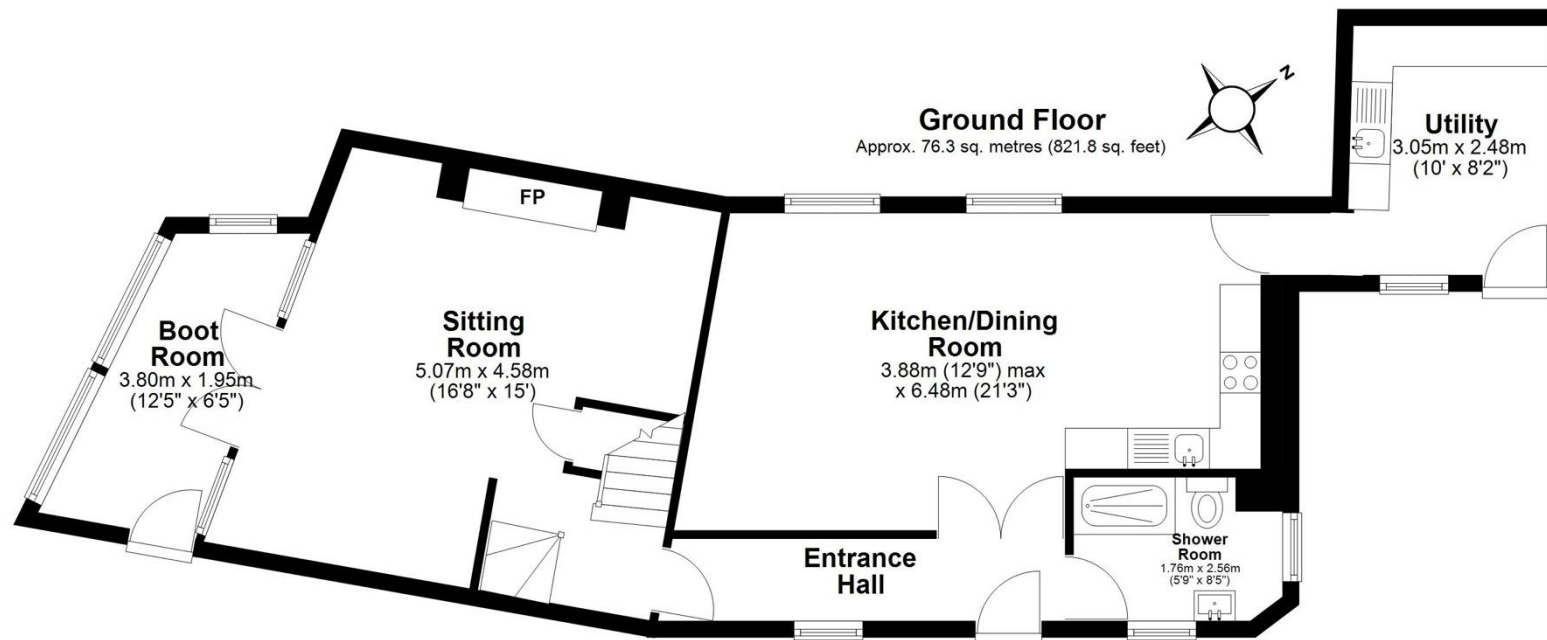
The second bedroom includes a built-in wardrobe and a wooden double-glazed window, and is currently used as a home office.

The accommodation concludes with a modern family bathroom, offering a double-glazed window, fully tiled walls, a panelled bath, and a separate tiled shower cubicle. Additional features include a WC, pedestal wash hand basin, tiled flooring, inset spotlights, wall light with shaver point, extractor fan, and a wall-mounted heated towel rail.









Total area: approx. 138.7 sq. metres (1492.6 sq. feet)



COUNCIL TAX BAND: D

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.



Outside

The garden is a standout feature of the property, offering a significantly larger space than typically found with barn conversions. It is mainly laid to lawn, bordered by mature trees and enclosed with timber fencing. A variety of fruit trees add character and seasonal interest. A 30-foot-wide wooden pergola, recently installed by the current vendors, provides an ideal space for entertaining family and friends. To the rear, the property also benefits from a brick-paved driveway with parking for two vehicles, accessed via a set of double wooden five-bar gates. External lighting and a wooden-framed glazed door lead through to the garden room.

"Keepers Cottage" is located close to Kingsteignton where a range of amenities is on offer. Kingsteignton has convenient access for both the A380 to Torquay and Exeter, as well as being a short distance to the town of Newton Abbot, where further facilities can be found as well as a London connection to London Paddington train station.

Kingsteignton offers a wide range of amenities including shops and a Tesco, a health centre, church, public houses/restaurants, three primary schools and a secondary school.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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