



# RE/MAX

## PROPERTY HUB



## High Meadow , Coffinswell, TQ12 4SN

### Guide price £825,000

Occupying an elevated position with outstanding views across the countryside to distant Dartmoor, High Meadow is a beautifully presented single-storey home set in over an acre of landscaped gardens. Enjoying exceptional privacy, the property sits at the head of a small lane serving just two other properties, accessed from a quiet village road.

The accommodation is arranged over one level and begins with an entrance vestibule leading into a welcoming hallway. The spacious living room features a white marble Adams-style fireplace and opens onto a decked balcony that takes full advantage of the panoramic rural outlook. The well-equipped kitchen/breakfast room includes Silastone worktops, a central island with breakfast bar, and quality Neff appliances. It opens to a dining area and conservatory, which in turn leads to a sun terrace descending into the expansive gardens.

A utility room is accessed from the dining area and connects to the integral garage. A rear vestibule provides further access to the driveway and kitchen.

The principal bedroom enjoys garden views and features fitted wardrobes, a walk-in closet, and an en-suite shower room. Two additional double bedrooms share a separate family bathroom. A guest cloakroom completes the internal accommodation.

Ideally situated between the market town of Newton Abbot and the coastal towns of Torbay, Coffinswell offers convenient access to a wide range of amenities including excellent schools, healthcare, shopping, and dining. Newton Abbot provides a direct rail link to London and the North, while the nearby Penn Inn roundabout connects to the M5 via dual carriageway.

#### Services:

Mains water and electricity. Private drainage. LPG gas central heating.

Double glazed front door, two side panels, into ENTRANCE VESTIBULE Coved ceiling. Inner glazed door, two side panels, into ENTRANCE HALL Recess with spotlight, bevelled mirror and cupboards beneath. Double cloaks cupboard, hanging rail and shelves. Coved ceiling. Two radiators.

CLOAKROOM Window (non double glazed), obscure glass. Half tiled walls. Close coupled WC, wall mounted wash basin, mixer tap, soap dispenser, two mirrors. Coved ceiling. Extractor fan. Radiator.

Bevelled glass door into LIVING ROOM Large double glazed window taking in the views over the gardens and the surrounding countryside towards Dartmoor, double glazed doors with blinds opening to the terrace. White marble Adams style fireplace, polished marble inset and hearth, coal effect gas fire. Coved ceiling. Three radiators.

KITCHEN/BREAKFAST/DINING ROOM (KITCHEN) Double glazed window looking to the front garden, window shelf. Silastone work tops, soft closing units beneath and over. Island unit extending to a breakfast bar with fridge/freezer. Tall cupboard housing the wall mounted gas fired central heating boiler (fired by LPG gas), programme control. Linen cupboard housing the factory lagged hot water cylinder, dual immersions, time switch, shelves. Under mounted stainless steel one and a half bowl sink, mixer tap. Split level Neff oven, Neff four ring ceramic hob, extractor hood with illumination over. Built-in eye level Neff microwave between two cupboards, cupboard over.

BEDROOM (3) Double glazed window overlooking the gardens and surrounding countryside towards a distant Dartmoor. Built-in double wardrobe, mirrored doors, hanging rail, shelves and drawers. Two wall light points. Coved ceiling. Radiator.

Radiator. High gloss porcelain tiled floor. Wide arch into DINING ROOM with ceiling lantern, spotlights. Radiator. CONSERVATORY of double glazed construction with sliding doors opening to a decked terrace. Door to UTILITY

ROOM Double glazed windows to the gardens. Work top with inset circular stainless steel sink, mixer tap, cupboards beneath, plumbing for washing machine. Fitted shelves and wall cupboard. Wall mounted electric meter. Door to garage.

From the kitchen part glazed door to REAR VESTIBULE Double glazed window to the front. Part glazed door to the garden. Radiator.

BEDROOM (1) Double glazed window with views of the gardens and surrounding countryside.

Three double wardrobes, hanging rail, shelves, walk-in wardrobe, sliding door, double hanging, shelves and light. Radiator. EN-SUITE

SHOWER ROOM High level double glazed window. Fully tiled walls. Walk-in shower, single plate glass screen, hand shower, close coupled WC, circular porcelain wash basin set on a wooden stand, mixer tap, mirror, glass shelf and light over. Double cupboard with shelves.

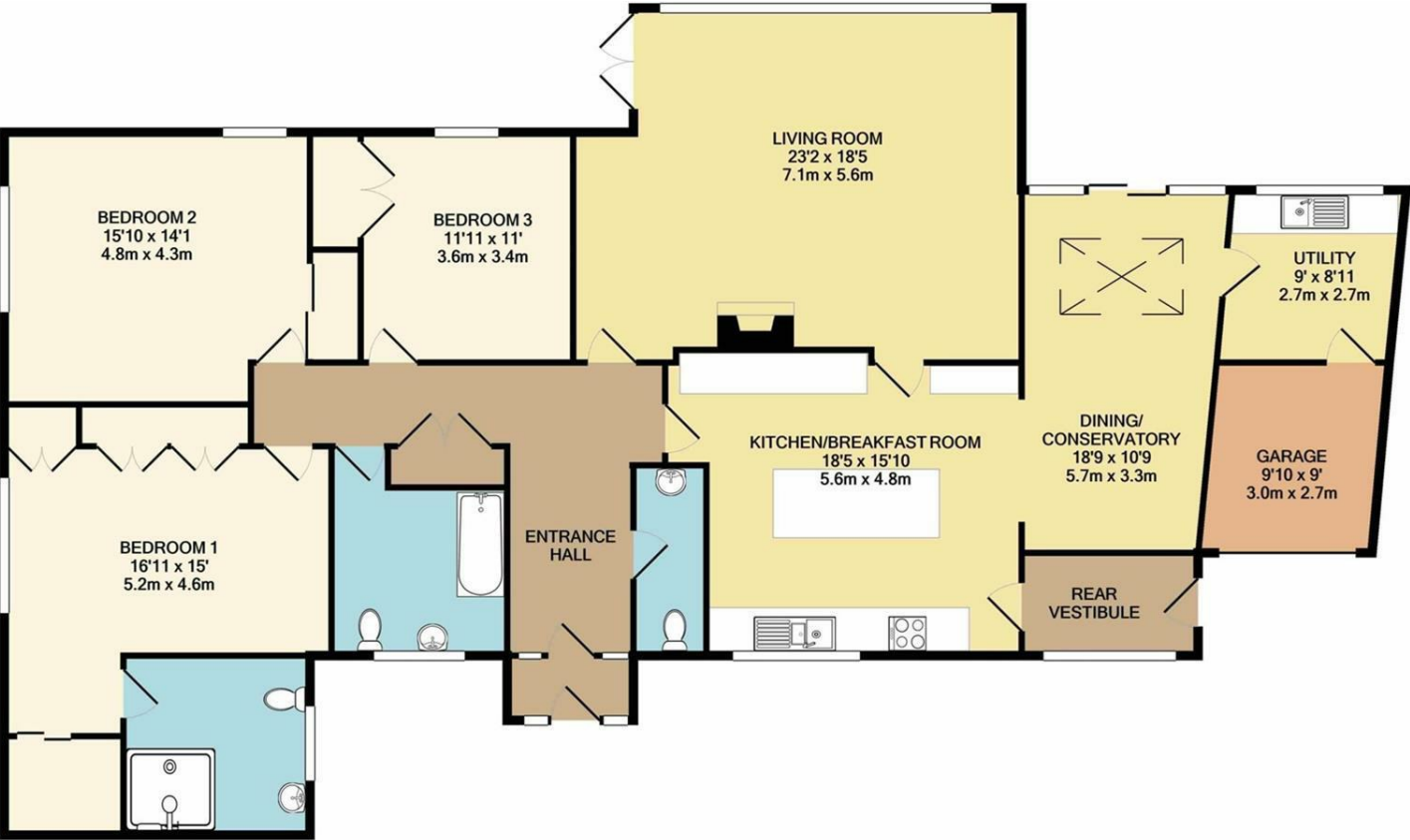
Chrome tall wall mounted radiator. Ceramic tiled floor.

BEDROOM (2) Double glazed windows to the garden and side overlooking the gardens and surrounding countryside towards a distant Dartmoor. Built-in double wardrobe, two floor to ceiling sliding mirrored doors, shelves and drawers. Coved ceiling. Radiator.

BATHROOM Double glazed window, obscure glass. Fully tiled walls. Panelled spa bath, mixer tap/shower attachment, over bath shower, folding shower screen, close coupled WC, pedestal wash basin, mirror with vanity shelf, wall lights to either side. Wall mounted towel rail/radiator (plumbed and electrically heated). Coved ceiling. Access to loft. Radiator.

OUTSIDE A driveway from the private lane leads to the house and a neighbouring property, to the INTEGRAL GARAGE with up and over door, light. The garden to the front incorporates a wide crazy paved area continuing to the gardens and grounds, which extend to in excess of an acre. The gardens are laid to lawns creating a parklike ambience with flower beds and borders planted with shrubs, conifers, pine trees, pampas grasses. Pitched roof GARDEN CHALET Double doors and windows. Under property storage.

Floor Plan



TOTAL APPROX. FLOOR AREA 2129 SQ.FT. (197.8 SQ.M.)

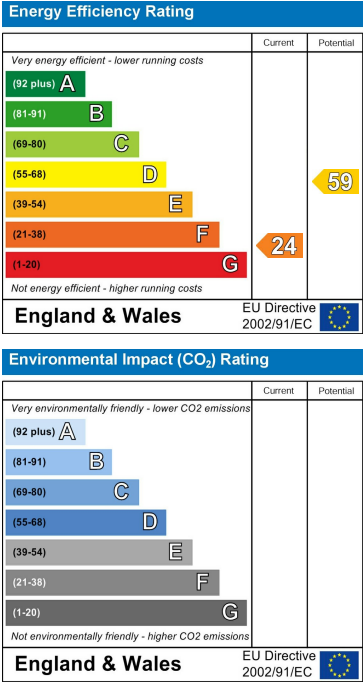
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Area Map



Energy Efficiency Graph



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